

Authority Monitoring Report

2015/16



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Haringey
LONDON

Executive Summary

The purpose of the Authority Monitoring Report (AMR) is to monitor the effectiveness of implementing local planning policies. This year's AMR reports on the analysis of performance for the period 1st April 2015 to 31st March 2016. In doing so it draws upon data gathered since 2011 - the start of Haringey's current plan period - enabling trends to be identified and conclusions to be reached about whether the planning policies are achieving their intended outcomes or whether they, or our processes, need to be modified or revisited.

The AMR also monitors the progress in preparing its local plan documents and on the Council's performance in processing planning applications and appeals.

Consistent with previous AMRs, the 2015/16 report sets out information across 3 key areas:

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

Key findings

The following provides a brief summary of the main findings in the 2015/16 AMR:

Plan-Making Performance

- Steady progress has been made on preparing the Haringey Local Plan. Pre-submission consultation took place in January - February 2016 on the Alterations to the Strategic Policies, the Development Management DPD, the Site Allocations DPD, and the Tottenham AAP. Subsequently, these Local Plan documents have now been subject to independent examination and the Council is currently awaiting the Planning Inspector's report to enable these documents to be formally adopted.
- The 2015/16 period also saw consultation take place in February – March 2016 on an emerging Area Action Plan for the Wood Green area.
- The Council has continued to support the Highgate Neighbourhood Forum in preparation of its Neighbourhood Plan. The Forum carried out a 'pre-submission' consultation on the draft plan January 2015, and having reviewed the plan, published it in December 2016 for pre-submission consultation and independent examination. A referendum, to adopt the Highgate Neighbourhood Plan is programmed to take place in June 2017.

Effectiveness of Policy Implementation Performance

- A further 237 net new homes were completed in the borough and 54 long-term vacant properties put back to residential use. The net completions are significantly down on previous years and well below Haringey's annual housing requirement of 1,502 homes. This is the first year in which London LPAs are being measured against the new increased London housing supply target of 42,389. Given that London-wide supply has only exceeded 30,000 homes in two years since 2000 (and then only marginally) it is clear that every LPA will struggle to hit this target this year. However, based on past completions, planning permissions granted and site allocations, the Haringey Housing Trajectory shows an overall housing supply for the borough of 22,300 dwellings between 2011 and 2026, exceeding the current local plan target of 19,802 by 2,498 dwellings. 3,975 new homes have already been delivered between 2011/12 and 2015/16.
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- No new affordable housing units were completed in 2015/16, although a small number of non-new build affordable homes were delivered outside the planning system. This exceptionally low performance in 2015/16 follows the exceptionally high performance in 2014/15, when 406 affordable units were delivered. This pattern is matched across London, which saw the highest number of affordable homes since at least the 1980s delivered in the capital in 2014/15 followed by the lowest level since at least the 1980s delivered in 2015/16. This was driven by the GLA's Affordable Housing Programme and the pressure to "complete" homes by March 2015; to meet the Mayor's target and after which date there was a strict cut off for providers to receive funding for those homes. This resulted in a large number of homes that would normally have completed in 2015/16 being brought forward for completion prior to the financial year end and a record number of homes receiving "waivers", that is being counted as complete although they were not yet ready for occupation. In addition, a number of schemes in Haringey were due to complete in 2015/16 but were delayed beyond the reporting period. These homes will therefore contribute to affordable housing completions in the 2016/17 period.
 - Over the last full administration in 2010 to 2014, an average of 39% of new homes were affordable, against a target of 50%. Across the first two years of this administration it has fallen slightly to 32%, but the trajectory is that it should return towards 40% (the revised borough-wide target) over the coming year. Over the whole period this puts Haringey comfortably in the top quartile of London boroughs in terms of the proportion of new homes that are affordable. The tenure mix of the affordable housing delivered since 2011 is currently 52.6% affordable rent and 47.4% intermediate housing. In respect of unit sizes, 34.5% of the affordable rented homes were 3+bedroom units – meeting the acute need for family sized affordable housing – while 91.6% of the intermediate housing were 1 and 2 bedroom units – aligning with the aim of this product to assist first time buyers to access the housing ladder.
 - There are 8,211 net new dwellings identified in the Borough's Five-Year Housing Supply. Sites with planning permission account for 3,993 dwellings while 4,218 dwellings are identified on sites that are expected to come forward for development over the next five years. As a result, the Council expects to exceed its London Plan target for housing supply over 2016/17 – 2021/22, plus a 5% buffer, by 104 dwellings.
 - There was a net loss of 10,741sqm of employment (B Class) floorspace across the borough over the 2015/16 period. The vast majority of the loss (7,000sqm) was due to the Lee Valley Technopark being converted to school use.

- Since 2011/12 the total loss of employment floorspace is 64,653sqm, comprising 41,895sqm of B1 and 22,670sqm of B2/B8. Much of the loss of B1 floorspace can be attributed to 'prior approvals' for permitted development providing for a change of use to residential. Importantly, the majority of all losses are on non-designated employment sites. Over the plan period there is a net requirement for a further 23,000sqm of employment floorspace. It is anticipated that the new Development Management policies will assist in reducing the loss of all employment floorspace and, alongside the Site Allocations, will see intensification of employment provision on key employment land sites. An Article 4 Direction, made in 2015/16, will also reduce the loss of B8 floorspace to residential use by removing a new permitted development right that came into effect in 2014.
- As with the previous four years, there was again no net loss in land designated as open space over 2015/16. This reflects the effectiveness of the Strategic Policies, which strongly resists inappropriate development and loss of open space.
- 20 parks and open spaces managed by Haringey Council have been declared as being among the best in the country, recognised by the national Green Flag scheme. In 2015, Parkland Walk and Queen's Wood became the latest spaces awarded Green Flags. Green Flags were also awarded to Highgate Wood (managed by the Corporation of London), Alexandra Park (run by the Alexandra Palace Trust) and Tottenham Marshes (run by the Lee Valley Regional Park Authority. This brings the total Green Flag parks in Haringey to 23.
- Since 2011/12 there has been a steady improvement in the amount of household waste recycled, from 26.75% in 2011/12 to 37% in 2014/15. However, the monitoring year saw this dip back to 33% missing the current Joint Waste Plan target for 2015 of 45%. The Council will look to the NLWA to put in place appropriate initiatives to ensure future year's performance will get the Borough back on track to meet the 2020 of 50%.
- Haringey's town centre vacancy rates have decreased in recent years. When surveys were last carried out in 2013, the overall local vacancy rate was 7%. In the current monitoring period the average is 5%, which is significantly lower than the national (14%) and London (9%) averages. The proportion of non-retail uses in Haringey's town centres is broadly consistent with local targets, which suggests that planning policies are supporting an appropriate balance of uses.
- Over the period from 2005-2014, Haringey's carbon emissions decreased from 4.6 tonnes per capita to 2.9 tonnes per capita, a 37% decrease. The largest decrease was seen in Domestic emissions which was 30% during this period.
- Haringey's CIL came into effect on 1st November 2014. In 2015/16 £805,112.35 was collected in local CIL, taking the total Haringey CIL collected to £1.36m. A further £13,077,211 has been issued in local CIL liabilities, which is to be paid upon development commencing.
- In 2015/16, the Council secured over £3.7 million in Section 106 funds alongside affordable housing provision. The monetary contribution is significantly down from the £6.5 million secured in the previous year and is likely to be the case in future years, due to the requirement that CIL replaces obligations for the provision of strategic infrastructure.

Development Management Performance

- In 2015/16 the Council decided 2,167 planning applications consisting of 19 major applications, 438 minor applications, 1,707 householder and other applications.
- The Council's performance in processing applications in 2015/16 was: 100% of major applications determined within 13 weeks; 81.28% of minor applications; and 90.22% of other applications; within 8 weeks or extension of time. The Planning Service therefore met and exceeded the Governments targets.
- In 2015/16, there were a total of 64 appeals on refusals decided by the Planning Inspectorate, with 28 appeals allowed 43.8 (20.6%) and 36 appeals dismissed (56.3%). The proportion of appeals allowed in Haringey was a decrease on the previous year (20.6%).

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1 Introduction

1.1 What is the Authority Monitoring Report (AMR)?

- 1.1.1 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 Localism Act 2011, to prepare an annual report providing such information to the implementation of the local development scheme; and the extent to which the policies set out in the local development documents are being achieved.
- 1.1.2 The AMR is used to assess the performance and effectiveness of Haringey's planning policies in delivering the key objectives of the Local Plan. The AMR also includes an update on the progress and implementation of the Council's Local Development Scheme (LDS), which sets the timetable for the preparation of future Local Plan documents.

1.2 The reporting period

- 1.2.1 This AMR covers the monitoring period 01 April 2015 to 31 March 2016. Information beyond this date is included where it helps to provide a more complete picture of planning performance.

1.3 What is being monitored?

- 1.3.1 The 2015/16 AMR assesses performance of Haringey's adopted planning policies, currently set out in the Strategic Policies Local Plan (2013) and the Saved Unitary Development Plan (UDP) policies.
- 1.3.2 The Council is in the process of replacing the Saved Policies of its Unitary Development Plan (UDP) with a suite of development plan documents. Haringey's Strategic Policies, adopted in March 2013, was the first plan to come forward as part of this replacement process. It includes a collection of monitoring indicators and targets. These have been used as the basis for assessing policies in this AMR.
- 1.3.3 This is also the second AMR prepared since Haringey's Corporate Plan 2015-18 was published. Where appropriate, the AMR references monitoring of delivery against the Corporate Plan priorities alongside monitoring of planning policy performance.
- 1.3.4 The AMR uses the most relevant and timely information available to the Council at the time of report preparation, including outcomes from non-planning services which contribute to delivering planning objectives.
- 1.3.5 The AMR does not attempt to measure and monitor each planning policy individually, but focuses on monitoring key policy objectives for which data is currently available, in order to assess overall outcomes in plan delivery.

1.4 Who is this report for?

- 1.4.1 The AMR is a means of publicising the achievements and progress of the Planning

Service in Haringey and contains key data relating to the Borough's environment, social and economic wellbeing.

- 1.4.2 The AMR can help communities to understand the impact of their own engagement in the planning process, and can also be a useful tool for neighbourhood planning by encouraging communities to engage in future policy making and helping them understand where neighbourhood plans sit in the wider context of planning for development and growth across the Borough.
- 1.4.3 The AMR can assist local Councillors in their scrutiny function and provides them with an overall view of the performance of the service.
- 1.4.4 Planning officers use the AMR to see successes in implementing planning policies and assess how and where improvements can be made to performance. Officers at the Greater London Authority (GLA) and neighbouring boroughs can also use Haringey's AMR to help inform their strategic plans.

1.5 Structure

- 1.5.1 Consistent with previous monitoring reports, the AMR 2015/16 presents information across 3 key areas:
 - Local Plan making updates, along with highlights of key changes in the national and regional planning framework;
 - Performance outcomes for key planning policy objectives covering a range of topic areas (including housing delivery, employment land management, environmental sustainability and strategic infrastructure); and
 - Performance with regard to the handling of planning applications, appeals and enforcement decisions.
- 1.5.2 Informed by findings for the reporting year, the AMR highlights key considerations for future policy monitoring, where appropriate.

2 Plan making update

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

2.1 Background

- 2.1.1 There have been significant changes at the national and regional planning levels in recent years. The Government's programme of planning reform has embedded the National Planning Policy Framework (NPPF), along with new rules governing the change of use of land for housing, employment and retail uses. The Mayor of London has adopted changes to the London Plan (2015) to reflect current and projected increases in the capital's population, resulting in a significant increase in Haringey's strategic housing and jobs targets. However, the new Mayor is now undertaking to prepare a new London Plan - work on the evidence to underpin this has already commenced.
- 2.1.2 The Council is proactively responding to these changes within its planning documents which are now nearing adoption, including a review of the Strategic Policies, adopted in 2013, to reflect the higher housing and job numbers. An up-to-date Local Plan will help to ensure a coordinated approach to growth and regeneration in Haringey, with a focus on enabling new development that meets assessed needs, is appropriate to its location within the Borough, and is supported by strategic and community infrastructure.

2.2 Local Development Scheme

- 2.2.1 All local planning authorities are required to have a Local Development Scheme (LDS) showing the Local Plan documents they propose to prepare and the timetable for doing so. Haringey's adopted LDS is available online at Haringey's Planning Policy webpage and can be accessed using this link: [Local Development Scheme](#).
- 2.2.2 The LDS is subject to regular review to take into account the changes to national and regional planning framework, local priorities and the need to programme the undertaking of local studies and public consultation into the plan production process.
- 2.2.3 The Council's LDS (covering 2016-17) was revised and adopted in April 2016 and set out the work programme for the reporting year. It sees submission for examination of the Strategic Policies DPD, the Development Management Policies DPD, the Site Allocations DPD, and the Tottenham Area Action Plan all progress in tandem to the same timetable.
- 2.2.4 In accordance with the current LDS timetable, Pre-Submission consultation was undertaken on all four documents from January 2016. The documents were then submitted in May 2016 for examination, and are on course to be adopted by mid

2017. The Wood Green AAP was also consulted on for the first time from February 2016. Given the Submission and Examination of the other four Local Plan documents and the additional workload that resulted from a substantial number of comments, and the need to undertake re-consultation on proposed modifications post hearing, the timetable for the next stage of consultation (Preferred Option) has slipped from the anticipated date of October/November 2016 to February 2017, a delay of 3 months.

2.2.5 The North London Waste Plan has been subject to delays to address concerns arising from uncertainty over the likely spatial strategy to be advanced through the new London Plan and whether this will impact upon the deliverability of the proposed NLWP. A revised LDS will be published in 2017 to take account of the adoption of the four Local Plan documents currently undergoing examination, and the revisit the timetable for the Wood Green AAP and NLWP.

2.2.6 The following table show the revised timetable for preparing the Local Plan documents.

Table 1: Revised Timetable for Preparing the Haringey Local Plan

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

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

2.3 Haringey’s Local Plan

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

2.3.1 The 2015/16 period saw steady progress made on advancing Haringey’s Local Plan towards adoption. Consultation took place in January – February 2015 on the preferred option versions of the Alterations to the Strategic Polices DPD, the Development Management DPD, Site Allocation DPD and Tottenham Area Action Plan. This involved significant engagement with a range of land interests, community groups and infrastructure providers. In total, almost 700 individual representations were received, making in excess of over 6,000 individual

comments/proposed changes to the Plan. Much of the year was therefore taken up with reviewing and responding to the comments received, gathering further evidence, and firming up the position for certain sites and policies.

- 2.3.2 The revised documents - the pre-submission versions - gained full Council approval in November 2015 and were published for Regulation 19 consultation in January – March 2016. The pre-submission consultation elicited 931 representations, with the majority these (444) being made to the Site Allocation DPD and therein the proposed allocations for Broadwater Farm, the Highgate Bowl, Finsbury Park Bowling Alley and Park Road/Lynton Road.

Latest position

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

Wood Green Area Action Plan

- 2.3.6 In the 2015/16 reporting year, work also continued on the preparation of the Wood Green Area Action Plan (AAP). The purpose of the AAP is to recognise the development potential within the Wood Green area, which includes significant Council landholdings, and the opportunities therein to strengthen the status of the Wood Green Metropolitan town centre. Four broad development options were promoted for consultation in February – March 2016 based around different levels of intervention, including a single more centrally located Crossrail 2 station to serve the area.

Latest position

- 2.3.7 Analysis of the comments received showed significant support for the options promoting higher levels of intervention with many respondents recognising the need to rejuvenate the town centre and stem the tide of major retailers leaving.
- 2.3.8 In January 2017, Cabinet approved the preferred option version of the AAP, which promotes site allocation providing for 7,700 new homes and over 150,000m² of commercial and retail floorspace. Delivery of this high growth option will be contingent on decisions on Crossrail 2 serving the area. With respect to the latter,

the Council is engaging with TfL in supporting the case for Crossrail 2 provision through Wood Green and is waiting on further announcements and consultation due by TfL in Summer 2017.

- 2.3.9 Consultation on the preferred option stage of the Wood Green AAP commenced in February 2017.

2.4 Neighbourhood Planning

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

Highgate NP

- 2.4.2 The Council has continued to support the Highgate Neighbourhood Forum in preparation of its Neighbourhood Plan. This is a cross-borough plan covering parts of both Haringey and Camden. In January 2015 the Forum carried out a 'pre-submission' consultation on a draft plan, to which the Council submitted a joint response with LB Camden.

Latest position

- 2.4.3 In response to the comments received, the Forum reviewed and made amendments to the initial draft plan. It then carried out additional consultation on the revised draft plan, which ran from 23rd September to 4th November 2016. This was followed by submission for independent examination, which took place over December 2016 – February 2017.
- 2.4.4 The independent inspector published their report at the end of February 2017, which made a number of recommended changes to the Plan. Subject to these changes being made, Cabinet approval will be sought (programmed for April 2017) to advance the Plan to its final stages – being the referendum stage and then formal adoption by both councils.

Crouch End NP

- 2.4.5 In September 2015, the Council received an application from a Crouch End community group for the proposed Crouch End Neighbourhood Area and Neighbourhood Forum. Both the Neighbourhood Area and Forum were formally designated by the Council on 15th December 2015. The Council will continue to support the Forum in the preparation of its Plan which is ongoing.

3 Plan and policy performance outcomes

3.1 Background

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

3.2 Housing delivery

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

Housing delivery

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

3.2.1 The London Plan (2015) was adopted in the previous reporting year, significantly increasing the Borough's strategic housing target from 820 to 1,502 homes annually.

3.2.2 Haringey needs to provide a minimum of 19,802 homes over the period from 2011 – 2026. As shown in Table 2 below, the first two years of the Plan period saw housing completion rates well above the then housing target of 820 per annum. However, there has been significant under-delivery over the past three years. In 2015/16 there were only 291 completions and to compound matters, the strategic housing requirement increased in year from 820 to 1,502 per annum. This is the first year in which London LPAs are being measured against the new increased London housing supply target of 42,389. Given that London-wide supply has only exceeded 30,000 homes in two years since 2000 (and then only marginally) it is clear that every LPA will struggle to hit this target this year. As a result of the low levels of completions, the Borough is currently 807 units under the cumulative strategic housing target.

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

coming 3-5 years.

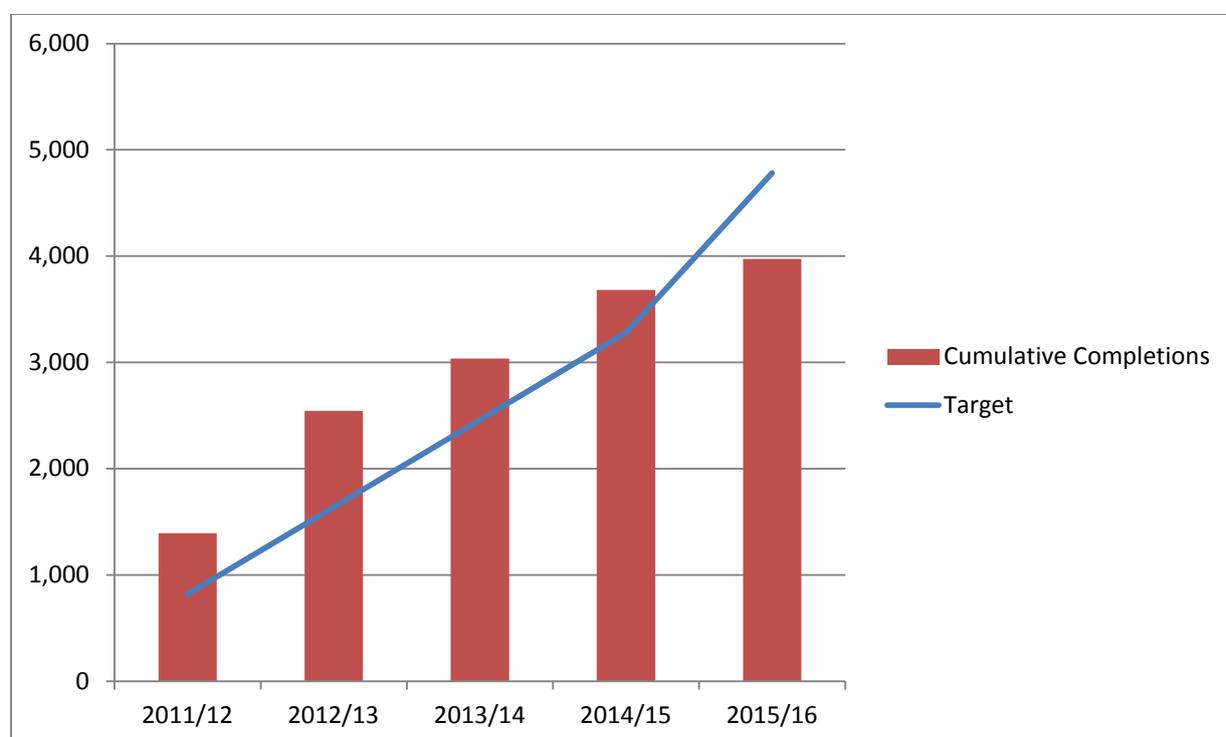
3.2.4 The pipeline supply should help to rebalance housing delivery over the medium term of the Plan period.

3.2.5 The housing delivery figure is calculated by factoring 3 types of supply: completions of conventional units (self-contained houses and flats), non-conventional units (student bedrooms, hostels, HMOs), and empty homes brought back into use.

3.2.6 Housing delivery in 2015/16 comprised of: 237 net conventional housing units completed; 0 non-conventional units; and 54 empty homes brought back into use through targeted enforcement action.

Table 2: Housing Delivery

	2011/12	2012/13	2013/14	2014/15	2015/16
Conventional Completions (net)	694	606	474	642	237
Non-Conventional (net)	646	492	-40	-40	0
Vacant units brought back into use	55	52	59	44	54
Overall Completions (net)	1,395	1,150	493	646	291
Cumulative Completions	1,395	2545	3038	3684	3975
Cumulative Target	820	820	820	820	1554
	(820)	(1640)	(2460)	(3280)	(4782)
Performance against target	575	905	578	404	-807



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

3.2.7 Empty homes data is drawn from Haringey Council records and reflects empty homes brought back into use through targeted enforcement action. This data is distinguished from that which is published by the Government Department of Communities and Local Government (CLG), which is based on Council tax records. The CLG figures are used by the GLA in their annual monitoring, however the Council uses its own records in order to draw on local evidence, as well as to ensure timely and consistent information in its AMR. During 2015/16 there were 54 empty homes bought back into use.

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

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

Affordable housing

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

3.2.9 No affordable housing units were completed in 2015/16. Although a small number of non-new build affordable homes were delivered outside the planning system. This exceptionally low performance in 2015/16 follows the exceptionally high performance in 2014/15, when 406 affordable units were delivered. This pattern is matched across London, which saw the highest number of affordable homes since at least the 1980s delivered in the capital in 2014/15 followed by the lowest level since at least the 1980s delivered in 2015/16. This was driven by the GLA's Affordable Housing Programme and the pressure to "complete" homes by March 2015; to meet the Mayor's target and after which date there was a strict cut off for providers to receive funding for those homes. This resulted in a large number of homes that would normally have completed in 2015/16 being brought forward for completion prior to the financial year end and a record number of homes receiving "waivers" that is being counted as complete although they were not yet ready for occupation.

3.2.10 The differential performance over the past two years can also be attributed to the 'frontloading' of affordable housing in the phasing of major developments, such as Lawrence Road and Hale Village, and the low levels of completions.

- 3.2.11 In addition, a number of schemes in Haringey were due to complete in 2015/16 but were delayed beyond the reporting period. These homes will therefore contribute to affordable housing completions in the 2016/17 period.
- 3.2.12 With respect to performance over the plan period, 1,283 affordable housing units have been delivered over the period April 2011 to March 2016. This equates to 50.7% of all units delivered through major developments and 50.2% by habitable rooms of all major development completions. This is above the Borough-wide affordable housing target of 40%, however, when calculated against all housing delivered (i.e. including non-conventional supply and vacant homes brought back into use), the affordable housing reduces to 35% of all new housing delivered.
- 3.2.13 Over the last full administration in 2010 to 2014, an average of 39% of new homes were affordable, against a target of 50%. Across the first two years of this administration it has fallen slightly to 32%, but the trajectory is that it should return towards 40% (the new borough-wide target) over the coming year. Over the whole period this puts Haringey comfortably in the top quartile of London boroughs in terms of the proportion of new homes that are affordable. The tenure mix of the affordable housing delivered since 2011 is currently 52.6% affordable rent and 47.4% intermediate housing. In respect of unit sizes, 34.5% of the affordable rented homes were 3+bedroom units – meeting the acute need for family sized affordable housing – while 91.6% of the intermediate housing were 1 and 2 bedroom units – aligning with the aim of this product to assist first time buyers to access the housing ladder.
- 3.2.14 Affordable housing delivery is impacted by levels of housing completions on major development schemes in a given year, as well as development viability and changing patterns of affordable housing funding options.

Table 3: Affordable Housing Completions

Year	Number of Units Built (Net)	Gross Number of Affordable Units	% Affordable Units*	Percent in relation to Overall Target (820 from 2011-2015 & 1502 2015/16)
2011/12	1,395	458	43%	56%
2012/13	1,285	376	60%	46%
2013/14	493	150	26%	18%
2014/15	646	406	54%	50%
2015/16	291	0	0%	0%
TOTAL	3,921	1,390	(35%)	(34%)

**Excluding non conventional supply which in 2012/13 included 492 student units at Hale Village*

- 3.2.15 In terms of the tenure split of affordable housing, the Council seeks a balance of 60% affordable rent (including social rent) and 40% intermediate affordable housing products. With no affordable housing delivered in 2015/16, there is also no tenure split to report.
- 3.2.16 Over the plan period to date (April 2011 to March 2016), the tenure and mix of the affordable housing units delivered are shown below. This highlights that the

Council has managed to secure a significant portion of affordable rented housing in larger family size units (34.5% in 3+ bed homes), helping to meet the acute affordable housing need experienced in the Borough. Conversely, the largest portion of intermediate housing is in the 1 and 2 bedroom sizes (91.6%), which align with the aim of this affordable product to assist first time buyers accessing the housing property ladder.

Table 4: Affordable Housing by Unit Size

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

Housing supply

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

- 3.2.17 Paragraph 47 of the NPPF requires local authorities to ‘identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements, with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land’. A footnote to the paragraph explains what is meant by deliverable.
- 3.2.18 In meeting this requirement, the Council monitors the supply of sites on an annual basis, linked to the AMR review process. Further details are set out in Appendix 1 of this AMR.
- 3.2.19 In addition to the 5 year supply of sites, paragraph 47 of the NPPF requires that a further identification of a supply of specific, developable sites or broad locations for growth for years 6-10 and where possible, for years 11-15; and for market and affordable housing, to illustrate the expected rate of housing delivery through a housing trajectory for the plan period’. A footnote to the paragraph explains what is meant by developable. A housing trajectory has been prepared, with further details set out in Appendix 2 of this AMR.

Gypsy and traveller accommodation

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

- 3.2.20 The Local Plan sets out that the Council will protect existing lawful gypsy and traveller sites, plots and pitches. There are currently two permanent gypsy and traveller sites in Haringey, providing capacity for 10 pitches.
- 3.2.21 There was no net addition to the stock of Gypsy and Traveller pitches over the reporting period.
- 3.2.22 A Gypsy and Traveller Accommodation Needs Assessment study is being prepared that will inform the Council's approach towards provision for identified needs over the course of the plan period, having regard to national policy, including the new "Planning Policy for Traveller Sites" published in August 2015. Once this work has concluded in 2017, the Council will review sites and options to meet any identified need.

Houses in Multiple Occupation (HMOs)

- 3.2.23 Haringey contains approximately 10,000 private sector HMOs. This type of accommodation plays an important role in meeting particular housing needs, including for low income residents, young people and those in need of temporary accommodation. However, many HMOs provide sub-standard living conditions, adversely impact on local character and amenity through clustering, and also reduce availability of family housing for which there is a need.
- 3.2.24 In response to the many issues associated with HMOs, an Article 4 Direction was introduced in November 2013 removing the permitted development rights for conversion to small HMOs (3 to 6 unrelated people) in the defined eastern areas of the borough. It requires those who wish to change to a single dwelling (Use Class C4) into a small HMO, to apply for planning permission.
- 3.2.25 Further approaches for managing HMO development have been set out in the Council's emerging Development Management DPD.

3.3 Employment and town centres

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

Employment land management

- 3.3.1 The London Plan (2015) sets out revised employment projections for Haringey. It forecasts 12,000 additional jobs in the Borough over the period 2011-2026. Over the period 2011-2036, it forecasts an additional 22,000 jobs in Haringey. This represents a 29.5% increase in jobs, the highest projected employment growth rate of all London boroughs. Haringey's Local Plan aims to accommodate this growth by safeguarding key employment locations and seeking a greater intensity of uses on sites, so as to increase business and job numbers.

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

3.3.2 In 2015/16, planning permissions resulted in a total net loss of 10,741sqm of employment (Class B) floorspace across the Borough (on sites over 1,000sqm). This loss comprised of: loss of 10,317 sq m of B1 (business) floorspace; loss of 90sqm of B2 (general industrial) floorspace; and loss of 334 sq m of B8 (storage and distribution) floorspace.

Table 5: Losses and Gains in Employment Floorspace (B Use Classes)

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

3.3.3 The majority of B1 floorspace lost in the reporting year was as a result of the Lee Valley Technopark, in Tottenham Hale, being used for a new school to serve the local area. Further losses were as a result of changes to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), that allow for the change of use to Class C3 (dwellings) from Class B1a (offices) as permitted development, subject to a "prior approval" process that is relatively limited in its scope of considerations.

3.3.4 Excluding the Lee Valley Technopark, the majority of the remaining B Class employment floorspace lost in the reporting period occurred on sites outside of Haringey's designated employment land. This mirrors the situation from previous years. Informed by monitoring outcomes, Haringey's emerging Development Management DPD gives stronger protection to employment uses and floorspace on non-designated sites. However, there is likely to be continued losses of older office stock due to the ongoing Prior Approval process.

3.3.5 As previously reported, in response to the temporary permitted development rights in respect to the change of use from B8 to C3, the Council has introduced a non-immediate Article 4 Direction, which was approved by Cabinet in November 2015 and advertised from July 2016. That this will come into effect in July 2017 and will remove these permitted development rights. Through ongoing monitoring, the Council will assess the impact of other permitted development rights, such as permitted change of use from B1 to C3, and may consider whether there is sufficient justification to warrant introducing additional Article 4 Directions.

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

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

Table 6: Vacancy Rates and Floorspace on Designated Employment Land

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

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

Town centres

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

3.3.8 There was a small gain of retail floorspace this year, compared to the overall growth in retail floorspace over the plan period to date. This reflects the lack of major developments completing within this monitoring period. Over the Plan period to date (2011 – 2016) 23,147m² of new retail floorspace has been delivered. The majority of this has come forward in the Tottenham area of the Former GLS site and as part of the Hale Village and Tottenham F.C redevelopments, including a large format supermarket in the area.

Table 7: Change in A Class Floorspace

	2011/12	2012/13	2013/14	2014/15	2015/16
Change in Floorspace (Completions)	2086	153	-2,643	23,601	-50

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

3.3.9 Prior Approvals were granted that will result in a loss of 884m² of Office Space on 9 schemes within the monitoring period. Should all these be built out, this will yield 46 residential units. During the monitoring year only one prior approval for office to residential conversion completed. This resulted in the loss of 64m² of office floorspace and the creation of 1 residential unit.

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

3.3.10 Vacancy rates can be used as an indicator of the health of a town centre. Government planning guidance suggests that vacant property data should help to inform strategic decisions on the role and function of town centres. For instance, persistently high vacancy rates may signal the need for more flexible approaches to development, such as allowing for a greater diversification of uses or other targeted measures to ensure town centre vitality.

3.3.11 Haringey's town centre vacancy rates have decreased in recent years. When surveys were last carried out in 2013, the overall local vacancy rate was 7%. Today the average is 5% which has remained lower than the national (14%) and London (9%) averages. The proportion of non-retail uses in Haringey's town centres is broadly consistent with local targets, which suggests that planning policies are supporting an appropriate balance of uses. Town centres will need to be regularly surveyed to ensure up-to-date evidence is available to inform planning decisions.

3.3.12 The emerging Local Plan documents include a dedicated suite of policies to ensure Haringey's town centres retain their vitality and unique identities, and remain at the heart of local communities in the face of these changes. The Plan policies seek that shops form a majority of uses in designated frontages, protect against the loss of public houses which are of value to the local community, and also support the appropriate diversification of town centres to ensure they remain viable over the

long term.

- 3.3.13 To support the growth and regeneration of Tottenham, the Local Plan designates a new District Centre at Tottenham Hale. This is consistent with the London Plan (2015) which indicates there is scope for this change to Haringey's town centre hierarchy. The Plan policy is supported by new technical evidence assessing the impact of the new designation on other town centres.

Table 8: Vacancy Rates in Haringey Town Centres

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

Managing the Retail Offer and overconcentration of uses

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

- 3.3.14 With regards to Primary retail frontages, with the exception of Wood Green, most centres are at or just above the threshold. Within Crouch End this is reflective of a high number of independent cafes and restaurants, and also a large number of estate agents. Within Tottenham High Road a range of estate agents and sui generis uses, such as Nail Salons and Laundrettes, has increased the proportion to just over 40%. It should be noted that with Permitted Development rights, A1 use classes can now change to A2 without Planning Permission, and A3 and D2 subject to Prior Approval, and so to a degree, the Council has lost a degree of control over changes of use. These figures also reflect the evolving natures of town centres away from predominantly comparison retailing centres and towards leisure and cultural destinations. The Local Plan Policies take this into account, and allow for exceedences of these policy limits where a proposed use would contribute to a centres vitality and viability. These limits should therefore not be seen in isolation as to a town centre's health, but more as a guide as to the amount of core retailing that exists within each centre and it's likely trade draw. As Wood Green's figure is significantly below the other centre's this reflects upon it's Metropolitan status and draw of trade from a wider catchment which attracts more comparison and larger scale retailers, rather than leisure, and other town centre uses.

Table 9: Percentage of Primary and Secondary Frontages in Non-Retail Use

Town Centre	% Non Retail Primary Frontage	% Non Retail Secondary Frontage
Wood Green	21.99%	56.12%
Crouch End	42.97%	52.07%
Bruce Grove / Tottenham High Road	43.42%	39.29%
Green Lanes	43.17%	44%
Muswell Hill	34.62%	42.11%
West Green Road / Seven Sisters	34.4%	38.16%
Finsbury Park (part)	100%*	66.67%
Tottenham Hale	No frontages designated	No frontages designated

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

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

3.3.15 As noted in previous AMR reports, managing clusters of negative uses (particularly betting shops, pay day loan shops and hot food takeaways) has emerged as an important local health issue, which planning policy can play a positive role in helping to address.

3.3.16 NHS Haringey’s Public Health Directorate have been working with the Policy Team to produce local health evidence on the clustering of town centre uses, looking at the health effects linked with hot food outlets, betting shops and high street money lenders. This helped inform the policy approach the Council put forward in the Pre-submission version of the Development Management DPD.

Latest position

3.3.17 Since then, the ‘soundness’ of the proposed policy was challenged at through the examination in public process, resulting in the Inspector recommending the policy be substantially modified to address the economic impacts of clustering hot food takeaways on town centre vitality, rather than on health impact grounds.

3.3.18 In response to consultation on the further modifications, the Council received strong support from a range of national health bodies, local schools, and the GLA all seeking to have the policy reinstated, with a number providing further evidence. It is now with the Planning Inspector to determine whether this new evidence supports reinstatement of the original proposed policy.

3.3.19 Within Haringey’s District and Metropolitan Centres there is overall a fairly low concentration of such uses, especially in Crouch End and Muswell Hill. Whilst the figure is 16.6% for Finsbury Park, this is because only a small proportion of the overall centre lies within Haringey, which centres on the bowling alley and station, where it is to be expected that there would be a high number of takeaways. It is therefore evident that the proliferation of takeaways, and betting shops to an

extent, is often outside of town centres, and within other smaller non-designated centres and local shopping parades. This report in future will therefore look to commence monitoring of such uses within non-designated centres.

Table 10: Proportion of Hot Food Takeaways and Betting Shops within Town Centres

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

3.4 Environmental sustainability

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

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

Open space

3.4.2 Haringey has a good amount of open space compared to other London boroughs, with open space making up more than a quarter of its total area.

3.4.3 There are 17 areas designated as Metropolitan Open Land (MOL) which help to shape the physical character of the borough. The Lea Valley also makes a key contribution, particularly with Metropolitan Green Belt, as well as other parks, recreation grounds and green open spaces which are of significant amenity value. In addition, the Borough has three rivers: the River Lee, New River and the Moselle Brook.

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

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

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

3.4.5 20 parks and open spaces managed by Haringey Council have been declared as being among the best in the country in 2011, recognised by the national Green Flag scheme. In 2015, Parkland Walk and Queen’s Wood became the latest spaces awarded Green Flags. Green Flags were also awarded to Highgate Wood (managed by the Corporation of London), Alexandra Park (run by the Alexandra Palace Trust) and Tottenham Marshes (run by the Lee Valley Regional Park Authority. This brings the total Green Flag parks in Haringey to 23.

3.4.6 The Community Green Flag award (previously the Green Pennant award) recognises high quality green spaces managed by voluntary and community groups. In 2014, four community gardens in Haringey retained their Green Flag status: The Gardens’ Community Garden, Living Under One Sun Community Allotment, Lordship Community Woodland and Hornsey Church Yard.

3.4.7 An Open Space & Biodiversity Study has been prepared to support Local Plan preparation. It assesses sites across the Borough for nature conservation status. It also updates information on areas of public open space deficiency in the Borough, taking account of new population growth figures. There is scope for a review of this study to capture baseline evidence of smaller sites, which would give further support their protection against inappropriate development.

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

3.4.8 Haringey’s emerging Local Plan documents seek to give effect to the Mayor’s All London Green Grid, with policies setting out how the Green Grid will be delivered locally across the Borough. Green Grid projects are in the process of being finalised to support the Policies within the emerging Local Plan, and will be published in 2017.

Nature conservation

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

3.4.10 In terms of nature conservation designations, the Borough supports 60 Sites of Importance for Nature Conservation (SINCS) which are given protection through planning policy. This is made up of five sites of Metropolitan importance, 9 of Borough Grade I importance, 13 of Borough Grade II and 32 of Local importance.

Objective / Policy	Indicator COI E2	Target	On Target
SP13	Loss or addition of Sites of Importance for Nature	No loss of any of the Borough’s 60 SINCS	

	Conservation	Identify 3 New Nature Reserves	
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- 3.4.11 Haringey currently supports 5 Local Nature Reserves: Alexandra Palace & Park, Coldfall Wood, Parkland Walk, Railway Fields and Queens Wood. These statutory sites are protected by an Act of Parliament and have been chosen by the council in consultation with English Nature. Alexandra Palace & Park and Coldfall Wood were designated in 2013.
- 3.4.12 There are 27 allotments in Haringey that are managed by Haringey Council, a further three allotment sites are managed by others. The list of allotments can be found online at the Council's website using the following [link](#).
- 3.4.13 The Lee Valley Regional Park is an especially significant ecological asset, providing SSI's, as well as a Special Protection Area and Ramsar site, the latter two being identified habitats of international importance. It is imperative that the ecological value of these sites continues to be considered in plan making or on individual planning applications, whether through Habitats Regulations Assessment or Environmental Impact Assessments, as appropriate.
- 3.4.14 Within the Borough, there was no identified loss of designated Metropolitan Open Land, Significant Local Open Space, SINC, allotments or green chains in the monitoring period.
- 3.4.15 A London Wildlife Sites Board (LWSB) has been established at the regional level to provide support and guidance on the selection of SINCS in London boroughs and will help to inform decisions for a change in site status.

Waste management

- 3.4.16 Haringey is committed to the sustainable management of waste, in line with national and regional policy, through prioritising waste reduction, re-use and recycling.
- 3.4.17 The responsible authority for the disposal and treatment of waste generated in Haringey is the North London Waste Authority (NLWA). It receives and manages the disposal of waste from the 7 constituent North London boroughs, as well as making arrangements for the recycling collected by all but one of the boroughs. Waste management monitoring information for this AMR is drawn from NLWA Annual Strategy Monitoring Reports which can be accessed online using this link: [North London Waste Authority](#).

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

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

authorities. The NLWA Monitoring Data shows that in the year 2015/16 13% of waste arising was sent to landfill. This means the target is currently being met.

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

3.4.19 Household recycling rates in Haringey have shown continued improvement in recent years, with 37% of household waste recycled or composted in 2014/15, which is up from 21% in 2006/07. However, the most recent data shows a slight decline in the last monitoring year to 33% and the NLWA are working with partners to address this shortfall.

3.4.20 Haringey's Development Management DPD helps give effect to Policy SP6 and includes policies to ensure that all new development contributes to sustainable waste management, where appropriate.

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

3.4.21 As noted previously in this AMR, Haringey is working jointly with other North London boroughs in the preparation of the North London Waste Plan. This document will ensure North London provides sufficient capacity to manage waste generated in North London, including the achievement of recycling targets.

Water management

3.4.22 Like most London boroughs, Haringey has areas that are at risk of flooding. This is particularly due to the watercourses in the Borough, including the River Lee, Pymmes Brook and Moselle Brook. According to the Environment Agency, approximately 9% of land in Haringey has a 1 in 100 year probability of flooding from rivers.

3.4.23 Haringey's Strategic Policies Local Plan seeks to respond to the challenges posed by flooding and water management. This is particularly in light of increased flood risk due to anticipated changes in the climate. The emerging Local Plan documents include further detailed policies which will help give effect to these strategic objectives and ensure that flood risk is appropriately considered in all development proposals.

3.4.24 Haringey's Strategic Flood Risk Assessment has identified surface water run-off as the greatest risk to the Borough with regard to flooding. Surface water management is therefore a key priority area for local planning policy. The Council, in association with other North London boroughs in the Drain London sub-region,

has prepared a Surface Water Management Plan (SWMP) to identify issues with drainage networks and the effects of new development. The SWMP identifies 9 Critical Drainage Areas in the Borough at risk of surface water flooding, and sets the basis for bespoke water management policy approaches and projects in these areas.

- 3.4.25 The Flood and Water Management Act 2010 ('the Act') identifies the Haringey as a Lead Local Flood Authority (LLFA) with responsibility for discharging flood risk management functions. Updates to the Act introduced in April 2015, requires the LLFA to provide technical assessments as a consultee to the Local Planning Authority.
- 3.4.26 The Water Framework Directive (WFD) also requires the Haringey to have regard to water quality in relation to watercourses (including ordinary watercourses) and the potential to impact on current water quality status or potential of achieving good quality status in the future
- 3.4.27 The Council has prepared local SuDS standards which provide more locally specific approaches than currently set out in the national non-statutory standards published by the Department for Environment, Food and Rural affairs. Work on these local standards completed in the reporting year.

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

Carbon management

- 3.4.28 Carbon management information for this AMR is drawn from Haringey's Fifth Annual Carbon Report, which can be accessed online using this link: [Annual Carbon Report](#). The AMR signposts key information relevant to the Local Plan monitoring framework whereas the Carbon Report sets out the full complement of information on carbon monitoring, including details of local projects and initiatives.

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

- 3.4.29 The latest data on carbon emissions was published in 2016 by the Government Department of Energy and Climate Change and covers the year 2005-2014. During this period Haringey's carbon emissions decreased from 4.6tonnes per capita to 2.9 tonnes per capita, a 37% decrease. The largest decrease was seen in Domestic emissions which was 30% during this period.
- 3.4.30 Despite this progress, meeting the Borough carbon reduction target will be challenging. Achievement of the target will be made particularly difficult in light of the Government's recent decisions to:

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

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

3.4.32 But alongside these challenges there are positive policies still in place. Policy 5.2 of the London Plan was agreed before the government removed the ability to set these targets. This policy requires all new major development to be Zero Carbon or to pay an offsetting financial contribution. This policy is now being implemented across the borough on major development.

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

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

3.4.34 Policy 5.5 of the London Plan, sets the strategic direction and local requirements to identify areas suitable for district energy. Policy 5.5 is used alongside policy 5.6 which expects that major development is designed to deliver district energy networks. Together these policies will support the delivery of District Energy Networks in Haringey.

3.4.35 By the end of 2016 the Council has worked with partners to deliver 3 technical and feasibility assessments for Wood Green, Tottenham Hale and North Tottenham. All of them are now undergoing further assessment.

3.4.36 These studies at North Tottenham have demonstrated that a decentralised energy network in North Tottenham can deliver returns on investment alongside wider strategic aims including carbon reduction and local energy security. Based on this model a North Tottenham Business Case is being prepared for Cabinet approval and to be taken towards for delivery.

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



3.5 Design and conservation

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

Haringey's Quality Review Panel

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

3.5.1 Design review by independent experts is recognised as an important part of the pre-application process, specifically in the National Planning Policy Framework (NPPF) para. 62. Haringey set up its Quality Review Panel (QRP) in March 2015, and has been referring proposals to the Panel for review at least monthly ever since. The QRP is established in accordance with "Design Review – Principles and Practice" by Design Council CABI (revised edition, now with the Landscape Institute, Royal Town Planning Institute and Royal Institute of British Architects, 2013), adopting its ten "essentials"; Independent, Expert, Multidisciplinary, Accountable, Transparent, Proportionate, Timely, Advisory, Objective and Accessible.

3.5.2 To that end, an independent chair was appointed following soundings, and membership was advertised and appointed by the chair based on merit, in consultation with senior Councillors and Officers. The QRP builds upon the previous Haringey Design Panel, set up in 2005, but meets during the day rather than the

evening; the Council provides site visits and payment to panel members; presenting schemes now paying a fee to appear at the Panel.

- 3.5.3 The Chair reports QRP advice to both the applicant and Haringey's Planning Officers. As before, once the proposal becomes a live planning application, the Panel report is included in the consultation documents, the case officer reports on how the proposal was received, and any changes been made since then.
- 3.5.4 In 2015/16, the QRP met 11 times and considered 22 development proposals, 5 of whom were reviewed twice. Two of the schemes reviewed were planning policy or area plans, all the remainder major developments that lead to planning applications. 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's predecessor was formed in 2006.

Design Awards

- 3.5.5 The Haringey Design Awards is one of the ways in which the Council seeks to encourage good quality design of buildings and neighbourhoods. The Awards recognise excellence in design in developments across the borough.
- 3.5.6 The first Haringey Design Awards were held in 2004, and they have subsequently been held every four years; in 2008, 2012 and most recently in 2016. These latest awards were opened for nominations in July 2016, judged in September and announced at an awards ceremony in October. They will therefore be reported in next year's AMR.
- 3.5.7 However we can say now that the latest awards received an unprecedentedly high number of entries, including many entries of a very high standard of design. The council is therefore considering reducing the interval between awards, from four to two or three years from these awards; so the next awards will be in 2018 or 2019.
- 3.5.8 The Council also encourages the entry of schemes into various national and regional design award schemes.

Haringey Development Charter

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

including the many unique aspects of the urban fabric.

Strategic views

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

3.5.11 In Haringey, the view of St Paul’s Cathedral and the City from Alexandra Palace is identified in the London Plan and the London View Management Framework as a strategically important view.

3.5.12 The Council seeks to promote this view and protect it against the harmful impact of development from proposals which fall within the boundaries several identified zones, which are set out in the table below.

Table 11: Haringey Strategic View Corridor

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

3.5.13 The Council will continue to seek the protection of strategic views when considering planning applications. There were no applications approved which would negatively affect these views in 2015/16.

3.5.14 Haringey’s Development Management DPD sets out policies to protect identified locally significant views and vistas.

Historic Environment

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

- 473 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

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

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

Conservation Areas

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

3.5.17 There are currently 9 Conservation Area Character Appraisals covering 14 Conservation Areas, which have been performing well since their adoption.

3.5.18 In March 2016 the Council adopted the Noel Park Conservation Area Appraisal and Management Plan which was produced in partnership with members of the local community and Historic England.

3.5.19 In November 2016 the Council ran a public consultation on six draft Conservation Area Appraisal and Management Plans covering the Tottenham High Road Historic Corridor, which are expected to be adopted by mid 2017. The documents set out what makes each Conservation Area special, and include proposals for how the Conservation Areas will be managed in the future. These are part of the Council's ongoing program to renew Conservation Area Appraisal and Management Plans across the borough.

3.5.20 Additional controls are applied to applications within certain conservation areas in the form of Article 4 Directions. There are currently 4 conservation areas covered by Article 4 Directions: Rookfield, Tower Gardens, Noel Park and Peabody Cottages. However, recent enforcement cases have identified that these Article 4 Directions may be out-of-date and will require reviewing and updating as soon as possible. Ideally, any update to the Article 4 Directions should be informed by an up-to-date conservation area appraisal and management plan.

Heritage Led Regeneration

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

3.5.21 In Haringey, there are currently 23 buildings and historic structures on the English Heritage at Risk Register (2016). This compares with the 18 buildings listed in 2014. There are now 4 Conservation Areas on the English Heritage at Risk Register. Noel Park has been removed from the register in response to the adoption of the new appraisal and management plan.

3.5.22 In February 2015, planning permission and recommendation for listed building consent were given for the repair and refurbishment of the eastern part of Alexandra Palace. Subsequently, the Secretary of State has granted the listed building consent.

3.6 Sustainable transport

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

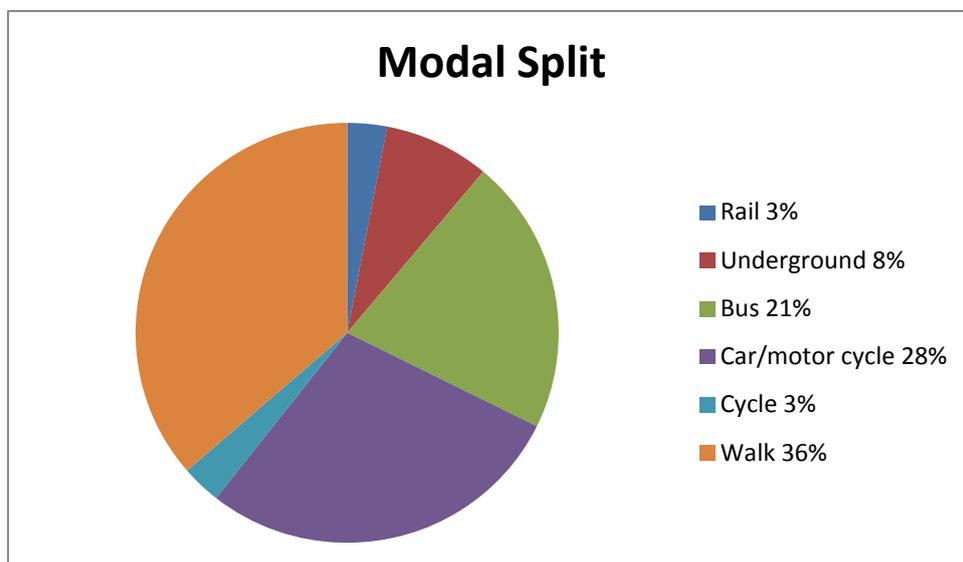
3.6.1 Haringey’s Local Plan seeks to promote more sustainable travel, in line with higher level policy, ensuring that all development appropriately exploits opportunities to encourage modal shift away from private vehicles towards greater use of public transport and active travel, including walking and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

Transport modes

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

3.6.2 The graph over page shows the Modal split by main mode for journeys commencing in the Borough (7 days a week average) 2013/14 to 2015/16. There is a significant amount of trips made by walking, with just under 30% of trips made by private car or bike. This is significantly lower than the national average and reflects the Borough’s highly accessible and urban nature. It is expected the proportion of journeys made by car will continue to decrease as more car-free developments are constructed and as transport connections are improved, notably through new cycling infrastructure and the delivery of crossrail through the Borough.

Figure 3: Transport Modal Split



Travel plans

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

Cycling Infrastructure

Objective / Policy	Indicator LOI 31	Target	On Target

Parking

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

- 3.6.4 In the reporting year, a total of 9 ‘Sheffield’ cycle stands and 13 “Bikehangars” were installed across the Borough providing space for 87 bikes. Each Bikehangar provides secure parking for residents, with spaces for six bikes, and occupies less than one car parking space. Residents pay a small annual charge to LBH to use Bikehangars. Each facility is installed on a trial basis, and made permanent if successful. When the first four Bikehangars were provided, all the parking spaces were rented out within a week. The total number of Bikehangars is now 28.
- 3.6.5 The total number of cycle stands across Haringey is now 736. The Cycle Parking programme delivered 92 on street cycle parking spaces as well as 26 off street spaces in 2014/15, and 18 further spaces were delivered in 2015/16. As part of the Major Scheme in Wood Green, 230 street cycle parking spaces and 156 street parking spaces were provided along the Green Lanes corridor scheme.

Cycle route improvements

- 3.6.6 As part of the Borough Cycling programme, Haringey has worked together with the Haringey Cycling Campaign (HCC) to identify improvements aimed at making the borough roads more permeable and safer for cyclists.
- 3.6.7 In 2015/16 work continued on delivering new quietways for bikes – the Council is working with Sustrans on the planning of two routes: Enfield to Farringdon and North Finchley to Hornsey; outline design work has been completed for the Enfield to Farringdon route. Community engagement is being carried out on Palmerston Road section of the route. The Council hope to progress to detailed design and delivery by 2018. For the Hornsey to North Finchley route outline designs have been prepared for much of the route. The Council has also completed a contraflow scheme on Winkfield Road in Wood Green as well as additional cycle parking.

Cycle Superhighway 1 (CS1) and Quietways

3.6.8 The Council has been working with Transport for London to develop proposals for CS1 to link Tottenham Hotspur stadium with Liverpool Street in Central London. Delivery commenced in 2015/16 and completed in May 2016.

3.6.9 As part of the CS1 extension a number of measure were implemented on Park Lane (from its junction with the High road to Northumberland Park train station) to improve the cycle route. The measures include provision of cycle markings, upgrading the existing street lighting and providing additional cycle stands. Furthermore, Park Lane has been resurfaced and the existing speed cushions converted to sinusoidal speed humps to provide a smoother and safer cycle ride.

More sustainable vehicle use – Car clubs and electric vehicles

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

3.6.10 Haringey's on street car club network continues to grow in popularity and is the largest and most successful outer London borough car club network. The borough continues to enjoy strong membership growth, which is now over 5800 (14% up on October 14). Utilisation continues to perform well, with cars on average being used for 8.6hrs each day (this is good for an outer borough).

3.6.11 There are currently 74 Zipcar cars or vans located at 56 on street locations across the borough plus 3 City Car Club cars at New River Village, Hornsey.

3.6.12 Haringey is also part of the DriveNow – floating service. This was launched in Dec 2014, 'floating' service (one way journeys) in 4 boroughs - Haringey, Hackney, Islington and Waltham Forest. It is a floating model, vehicles do not need to be picked up or returned to a specific parking space. It has a fleet of 250 vehicles across the 4 boroughs operational area, includes 50 BMW i3 electric vehicles

Electric vehicle charging facilities

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

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

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

Strategic Transport Infrastructure

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

Local Implementation Plan

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

3.6.15 The Local Implementation Plan (LIP) forms the basis for the Council's transport projects and programmes to be pursued over the next 20 years and represents a significant annual investment programme that reflects the transport needs and aspirations of Haringey's residents and businesses.

3.6.16 In 2015/16 the Council invested £4.639 million through the Local Implementation Plan and other Transport for London funding, and an additional £9.257 million through other funding programmes including Council funding, Section 106 and Section 278 agreements. The table below details this spending.

Table 12: LIP Funding Investment

Funding	Programme	£m
External Investment	TfL Grant and other TfL Funding	£3.446
	Tottenham Regeneration (NDP Phase 2)	£1.193
	Section 106/278 Developer Agreements	£1.973
	Subtotal of external funding	£6.612
Council Investment	Planned Carriageway Maintenance Works Budget (including flood management)	£3.200
	Street Lighting and Column Replacement	£3.400
	Road Safety and Structures	£0.150
	Parking Plan and CCTV	£0.534
	Subtotal of Council investment	£7.284
Total		£13.896

3.6.17 The LIP Delivery Plan is produced in 3-year cycles but is annually reviewed by boroughs in conjunction with TfL in order to re-assess local and regional priorities and where appropriate, to allow for adjustments to annual spending accordingly. In return for funding boroughs are expected to make progress against a number of London wide performance indicators including walking and cycling modal share;

bus service reliability; principal road condition and road user casualty reduction. Every year TfL also indicate any particular additional measures they would like to see reflected in local initiatives.

- 3.6.18 The Council is in the process of producing a new Transport Strategy which is likely to come forward in Summer 2017. The new strategy will explicitly support delivery of the Corporate Plan priorities and provide an appropriate context for a full revision of Council LIP funding submission for the forthcoming 3 year Delivery Plan 2017-2020.
- 3.6.19 With the new Mayor the Council are expecting a draft Mayor's Transport Strategy in spring 2017. A new LIP setting out how the Council will implement the MTS at the local level will be drafted at this stage.

Crossrail 2

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

Tottenham Hale Station

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

Rail Investment and Improvement

- 3.6.25 Electrification of the Barking Gospel Oak line commenced in the summer of 2016 with 4-car electric trains scheduled to be in operation from 2018.
- 3.6.26 Following the transfer in May 2015 of the Liverpool St to Enfield, Cheshunt, & Chingford lines to TfL and operated as part of the Overground network, new trains

are expected from 2018.

3.6.27 The Council are also working with Enfield, TfL/GLA and the rail operators on the implementation of a 3rd track between Tottenham Hale and Angel Road. This investment will allow higher service frequencies at Northumberland Park supporting our growth ambitions for North Tottenham. The enhancements are due to complete in December 2018.

Community and Leisure Infrastructure

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

3.6.28 There was an additional 9,487 m2 of floorspace delivered this monitoring year (net), the majority of which was for educational use, including 7,000m2 in Lee Valley Technopark to create a new school in an existing office building. However of the floorspace granted permission, none was built out within this monitoring period, reflecting the lack of major developments completed in this monitoring period (1,176m2 was under construction).

Table 13: Net Losses/Gains for Use Class D1 and D2 Based on Permissions

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

Table 14: Community Floorspace by Type – Proposed and Delivered 2015/16 (Gross)

Type of Development	No. of Permissions	Floorspace Proposed (m2)	No. Of Developments Completed	Floorspace Completed (m2)
Religious Building	1	300	0	0
Cinema	0		0	0
Community Centre	0	0	0	0
Day Care	0	0	0	0
Day Nursery	0	0	0	0
Education (not primary or secondary)	0	0	0	0
Gym	0	0	0	0
Hall / Youth Club	1	63	0	0
Health Club	0	0	0	0
GP / Clinics	2	238	0	0
Hospital	0	0	0	0
Leisure (Generic)	1	956	0	0
Museum	0	0	0	0
Non-residential institution	1	70	0	0
School	4	8552	0	0

Sports Facilities	0	0	0	0
Swimming Pool	0	0	0	0
Training Centre	0	0	0	0
Total	10	10179	0	0

3.7 Infrastructure funding and delivery

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

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

Community Infrastructure Levy

3.7.2 The Mayor's Community Infrastructure Levy (CIL) was introduced in 2012 to help finance Crossrail. CIL charging rates vary across London in accordance with the three different charging zones set out in the Mayor's Charging Schedule. Haringey falls within Zone 2. This means that the CIL rate for Haringey has been set at the mid-rate for London, at £35/m² on all new qualifying floorspace, excluding health and education floorspace (alongside standard exemptions for affordable housing and charitable developments).

3.7.3 The Council collects CIL on behalf of the London Mayor. In 2015/16 the amount of CIL collected was £805,112 which was up significantly from £343,000 the previous year.

Table 15: Mayoral CIL Receipts in Haringey

Year	Amount Collected (Minus Administration Fee)
2012/13	£95,642
2013/14	£473,320
2014/15	£342,785
2015/16	£2,710,733.15

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

3.7.5 Haringey's CIL was adopted by a decision of Full Council on 21 July 2014. It has been implemented from 01 November 2014, with all applications for qualifying development decided on or after this date liable to pay the levy.

3.7.6 Haringey's CIL sets out differential charging rates for residential development (including student accommodation) across three defined zones in the borough. For

qualifying supermarket and retail warehousing developments, there is no differential charging and single rates apply across the borough. There are nil rates for office, industrial, warehousing and defined small scale retail development, as well as for health and education uses.

Table16: Haringey CIL Collected and Liability Notices Issued

CIL Neighbourhood Groups	CIL collected 1 st November 2014 to January 2017	CIL Liability notices issued as at January 2017
Area 1 – Fortis Green, Alexandra and Muswell Hill	£287,496 (£43,124)	£2,845,005 (£426,751)
Area 2 – The areas of Highgate & Crouch End outside of the neighbourhood plan areas, along with Hornsey and Stroud Green	£1,245 (£187)	£943,121 (£141,468)
Area 3– Bounds Green and Wood Side	£66,440 (£9,966)	£972,468 (£145,870)
Area 4 – Noel Park and Harringay	£73,948 (£11,092)	£2,732,238 (£409,836)
Area 5 – White Hart Lane and Northumberland Park	£9,629 (£1,444)	£33,472 (£5,021)
Area 6 – West Green, St Ann’s and Seven Sisters	£14,464 (£2,169)	£333,534 (£50,030)
Area 7 – Tottenham Green, Bruce Grove and Tottenham Hale	£15,558 (£2,334)	£125,381 (£18,807)
Highgate Neighbourhood Plan Area	£823,498 (£205,875)	£3,930,074 (£982,519)
Crouch End Neighbourhood Plan Area	£70,410 (£17,603)	£1,161,913 (£290,478)
Totals	£1,362,688	£13,077,206

NB: Figures in brackets are the Neighbourhood Portion of the CIL Collected

3.7.7 This is the first full monitoring year where CIL has been in effect, and so this data is new to the AMR. To date £805,112.35 has been collected for Haringey’s CIL which will help fund projects identified in the published Regulation 123 list.

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

Planning Obligations

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

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

- 3.7.11 Planning contributions remain an important tool to ensure adequate provision of infrastructure across the Borough, particularly for affordable housing, as noted above. However due to changes in national legislation, uptake of S106 funding will be more limited in the future, as the focus on provision of strategic infrastructure has shifted to Haringey's CIL. Affordable housing and site specific infrastructure still come under S106 negotiations.
- 3.7.12 Since 2004, 248 S106 agreements have been negotiated in Haringey. These placed a financial obligation on developers to the total value of £66.5 million
- 3.7.13 Planning contributions remain an important tool for the Council to secure affordable housing. Over the past five reporting years (2011/12-2015/16), S106 agreements have secured the specific provision of affordable housing, totalling 1390 units on-site and over £4.4 million in off-site contributions.
- 3.7.14 In 2015/16, the Council secured over £3.7 million in Section 106 funds. This is significantly down from £6.5 million the previous years and is likely to be the case in future years, as noted above, due to the introduction of the Haringey CIL, which is replacing many S106 Planning Obligations
- 3.7.15 When planning permission is granted, applicants/developers are required to commence their development within a specified expiry date⁴ (normally 3 years), failing which the permission shall have no effect. Planning obligation contributions or physical benefits are usually triggered when development commences or when the new development is occupied.
- 3.7.16 The table below shows the comparison of S106 contributions negotiated, and the actual contributions received and spent from signed S106 agreements within the past 6 financial years.

Table 17: S106 Negotiated, Received, and Spent in the Past 5 Years (£m)

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Negotiated (£m)	0.908	21.897	4.238	2.059	6.548	3.716	39.366
Received (£m)	1.561	2.068	4.019	2.647	0.983	2.867	14.145
Spent (£m)	1.701	0.419	3.133	0.590	1.996	1.693	9.533

- 3.7.17 The spending of S106 funds during the 2015/16 financial year is set out in the table below, with spending broken down by broad planning obligation type. The majority of funding in the reporting year went towards Highways improvements, with over £1m spent.

Table 18: S106 Spend in 2015/16 by Obligation Type

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

Infrastructure Delivery Plan (IDP)

- 3.7.18 The Infrastructure Delivery Plan (IDP) is a document that supports Haringey's Local Plan. It identifies the service areas where investment will be needed to meet the additional demand from population and housing growth over the plan period. It also sets the basis for policies for developer contributions to meet future need and highlights, where applicable, gaps in existing provision to form a platform for future investment, project delivery and funding bids.
- 3.7.19 The IDP is a working document that is reviewed periodically so that the Council can monitor progress on infrastructure delivery and have in place an up-to-date schedule of infrastructure requirements. The original IDP was prepared to support Haringey's submission Core Strategy (now Strategic Policies) DPD. Since then it has been subject in several partial reviews, with the last being in July 2016 to support the examination of the Local Plans.
- 3.7.20 The Council has also helped to inform the Upper Lea Valley Development Infrastructure Study (2015), covering the London Plan's Upper Lee Valley Opportunity Area Framework, including parts of North Tottenham and Tottenham Hale. The study aims to identify the gap between the cost of infrastructure required in the Upper Lee Valley and the funding that is currently secured in order to inform future considerations for delivering the planned growth in the area.

4 Development management performance

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

4.1 Planning applications

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

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

4.1.2 The Government Department for Communities and Local Government (DCLG) and the Council have the same targets for expedience of planning application determination. These are: 65% of major applications determined within 13 weeks, 65% of minor applications determined within 8 weeks, and 80% of other applications determined within 8 weeks. The Council also has a target that the Council should be in the top quartile in London.

4.1.3 The Council's performance in processing applications in 2015/16 was: 100% of major applications determined within 13 weeks; 81.28% of minor applications and 90.22% of other applications; within 8 weeks or extension of time. In 2015/16 the Council's performance was top quartile for major applications, second quartile for minor applications and top quartile for other applications.

4.1.4 The Council significantly exceeded its local performance targets for the processing of major, minor and other applications. The service is continuing to investigate opportunities for further service improvements.

4.2 Planning appeals

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

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

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

4.3 Enforcement

4.3.1 Enforcement of planning rules plays a role in delivering policy objectives. The Council is committed to reversing and preventing unauthorised uses and non-permitted development.

4.3.2 Performance over the monitoring period and since is:

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

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

Update

4.3.4 A priority for future years will be the consultation on, and subsequent adoption of, a new Enforcement Plan which sets the priorities for the Borough with regards to enforcement action is a priority.

5 Appendices

5.1 Appendix A: 5 year housing land supply

- A1. Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to 'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land'. A footnote to the paragraph explains what is meant by deliverable.
- A2. To be considered 'deliverable' sites should be:
- Available now;
 - Offer a suitable location for development now; and
 - Be achievable with a realistic prospect that viable housing development will be delivered on the site within five years.
- A3. The NPPF confirms that sites with planning permission should be considered deliverable until permission expires.
- A4. Haringey's Five-Year Land Supply includes net additional dwellings at deliverable sites for the five year period between April 2016 and March 2021. The Council has identified sites which meet these requirements and these include:
- All sites for housing units under construction as at 31/03/2016 which are expected to complete within the specified five year period (these developments include new build, changes of use to housing units and conversions);
 - All sites with planning permission where construction has not yet started as at 31/03/2016 which are expected to complete within the specified five year period (these developments include new build, changes of use to housing units and conversions);
 - Sites where permission has been granted, subject to legal agreement, as at 31/03/2016 which are expected to complete within the five year period; and
 - Potential deliverable sites (i.e. without planning permission as at 31/03/2016 but where pre-application discussions have been held or masterplans prepared and consulted upon) likely to complete within the five year period.
- A5. The Council's strategic housing target increased from 820 net additional homes per annum to 1,502 new homes from 1st April 2015 following the adoption of new targets in the London Plan (2015) as amended with alterations. As such the housing target is set at 8,107 net additional units covering the five year period from April 2016 to March 2021. This is composed of the constituent parts below.
- 5 years of 1,502 (7,510)

- + 211 (existing shortfall)
- +5% (386)

A6 The supply of new homes to be delivered between April 2016 and March 2021 is calculated at 8,211 net additional units. Overall, Haringey has a supply of housing land over the next five years to meet 5.1 years of its annualized housing target.

Sites within the Five Year Housing Supply	Total units	(2016/17 – 2020/21)
Sites with Planning Permission		
Clarendon Square (SA22) (HGY/2009/0503)	1,080	280
700-702 Tottenham High Rd (HGY/2009/1122)	14	14
Tottenham Hotspur Stadium (HGY/2015/3000)	585	585
Pretoria Road (HGY/2014/1080)	52	52
72-72a Willoughby Lane (HGY/2014/3430)	15	15
Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval	40	40
St Ann's Hospital (SA28) (HGY/2014/1691)	456	456
St Ann's Police Station (HGY/2015/3729)	28	28
Ward's Corner (HGY/2012/0915) (SS3)	163	163
Apex House (SS6) (HGY/2015/2915)	163	163
638 High Road N17 OAA (HGY/2012/0427)	26	26
Land rear of 318-320 High Rd (HGY/2013/1985) (SS1)	18	18
Saltram Close Housing Estate Site C Saltram Close N15 (HGY/2005/1257C)	15	15
5 Bruce Grove (HGY/2014/1041)	13	13
7 Bruce Grove N17 6RA (HGY/2012/0563)	13	13
2 Chestnut Rd (HGY/2013/0155)	64	64
Hornsey Depot (SA46) (HGY/2013/2019)	438	438
Highgate Magistrates Court (SA45) (HGY/2014/2464)	82	82
Hornsey Town Hall (SA48) (HGY/2010/0500)	123	123
St Luke's Hospital (SA50) (HGY/2013/2379)	156	156
56 Muswell Hill (HGY/2013/2069)	28	28
30 Muswell Hill N10 3TA (HGY/2013/1846)	12	12
77 Muswell Hill (HGY/2013/1212)	27	27
586 - 588 Green Lanes (HGY/2013/1868) Prior Approval	18	18
14a Willoughby Road (HGY/2014/2271)	25	25
Furnival House, 50 Cholmeley Park N6 5EW (HGY/2010/1175)	15	15
159 Tottenham Lane (HGY/2014/0484)	18	18
Pembroke Works, Hornsey (SAX) (HGY/2012/1190)	42	42
191-201 Archway Rd (HGY/2015/2517)	25	25
Beacon Lodge (HGY/2015/1820)	15	15
Raglan Hall Hotel (HGY/2105/3730)	18	18
Hale Village Tower (HGY/2006/1177), (HGY/2012/2210) & (HGY/2014/1608)	2,423	253
North of Hornsey Rail Depot (SA17) (HGY/2016/1573)	174	174
500 White Hart Lane (HGY/2016/0828)	144	144
Small sites under construction	149	149
Small sites not started	286	286
SUB_TOTALS		3,993
Potential Deliverable Sites		
Wood Green Cultural Centre (South) (SA19)	355	355

Clarendon Gateway (SA21) Part	195	100
Station Interchange (TH2)	138	138
Station Square West (TH4)	297	297
Station Square North (TH5)	213	213
Ashley Road South (TH6) Part	444	222
Ashley Road North (TH7)	147	147
Hale Wharf (TH9)	405	405
Welbourne Centre & Monument Way (TH10)	298	298
High Road West (NT5) Part	1,200	200
Arena Design Centre (SA30)	40	40
Crusader Industrial Estate (SA31)	64	64
Omega Works (SA32)	40	40
Vale/Eade Roads (SA33)	101	101
Overbury & Eade Roads (SA34)	141	141
Lawrence Rd Phase 2 (SS2)	178	178
Tottenham Police Station & Reynardson Court (TG3)	30	30
Bruce Grove Station (BG2)	11	11
Hawes & Curtis (SA26)	73	73
Gonnermann Antiques (SA39)	37	37
Cranwood Care Home (SA51)	35	35
Coppets Wood Hospital (SA55)	21	21
Park Grove & Durnsford Road (SA56)	160	160
Red House, West Green Rd (SA58)	28	28
Haringey Professional Development Centre (SA59)	49	49
Keston Centre (SA60)	70	70
Small Sites	765	765
SUB_TOTALS		4,218
TOTALS		8,211

5.2 Appendix B: Housing Trajectory

B1. Further to a Five Year housing land supply, Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to, ‘for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period’. The housing trajectory is set out in the figure below.

Table B1: Housing Trajectory

Year	Past completions	Projected completions	London Plan target	Cumulative adjusted target
2011/12	1395		820	1315
2012/13	1150		820	1327
2013/14	493		820	1397
2014/15	650		820	1465
2015/16	237		1502	1588
2016/17		1040	1502	1649
2017/18		1070	1502	1721
2018/19		2304	1502	1638
2019/20		1880	1502	1597
2020/21		1695	1502	1578
2021/22		2517	1502	1343
2022/23		2239	1502	1044
2023/24		2038	1502	547
2024/25		2033	1502	0
2025/26		1990	1502	0

