

Authority Monitoring Report

2017/18



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Haringey
LONDON

Executive Summary

The purpose of the Authority Monitoring Report (AMR) is to monitor the effectiveness of implementing Haringey's local planning policies. This year's AMR analyses performance for the period 1st April 2017 to 31st March 2018. In doing so it draws upon data gathered since 2011 - the start of Haringey's Local Plan period - enabling trends to be identified and conclusions to be reached about whether the planning policies are achieving their intended outcomes or whether they, or our processes, need to be modified or revisited.

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

Consistent with previous AMRs, the 2017/18 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 2017/18 AMR:

Plan-Making Performance

- Haringey has replaced its Saved Unitary Development Plan (UDP) policies with a fully up-to-date Local Plan following the adoption of a suite of documents (**Strategic Policies consolidated with Alterations, Site Allocations DPD, Tottenham Area Action Plan and Development Management DPD**) in July 2017.
- Progress continues on the emerging **Wood Green Area Action Plan**. Following public consultation in February/March 2016 on various growth options, a 'Preferred Option' version of the AAP in January 2017, , Cabinet approved a revised preferred option version of the AAP in November 2017, which promotes site allocation providing for 6,400 new homes and over 120,000m² of commercial and retail floorspace. This has been revised down from over 7,200 new homes in the 2017 'Preferred Options' as a result of no decision being taken on Crossrail 2 to serve the area. Consultation on the preferred option stage of the Wood Green AAP commenced in February 2018 and concluded in March 2018. Results of the consultation are being analysed and will be reported in the next AMR.

- The Council adopted the **Highgate Neighbourhood Plan** in July 2017 and it now forms part of the statutory development plan. This is a cross-borough plan for the Highgate Neighbourhood Area covering parts of Haringey and Camden. The plan was adopted following an independent examination and successful referendum in which 88% of local area residents voted in support of the plan. Turnout for the referendum was 18% which is comparably high for this type of vote. Following this the Forum and Area were successfully re-designated following the statutory expiry of their designations after a public consultation.
- Following work with the local community, Haringey, Islington and Hackney Councils received applications seeking designation of a **Neighbourhood Area and Neighbourhood Forum in Finsbury Park and Stroud Green** in May 2018. The proposed neighbourhood area covers parts of each borough.
- A public consultation was held on this proposed Forum and Area in May-June 2018. The results of this will be reported to Cabinet in September 2018. If the applications are agreed by the council, there will be a designated Finsbury Park and Stroud Green Neighbourhood Area and a designated Finsbury Park and Stroud Green Neighbourhood Forum for the area. The Forum can then produce a 'neighbourhood plan' for their area; this is a statutory planning document which contains planning policies for the development and use of land in the neighbourhood and can be used in making decisions on planning applications in the area.

Effectiveness of Policy Implementation Performance

Housing

- Haringey needs to provide a minimum of 19,802 homes over the period from 2011 – 2026. For the period 2017/18 the total net completions was 1,210 homes. This is circa 530 units up on previous years but still short of the strategic housing target of 1,502 net dwellings per annum. This results in our current shortfall against the cumulative housing target increasing from 1,009 to 1,301 homes. As shown in the Five-Year Housing Land Supply, set out in Appendix A1, this shortfall can be made good over the period 2018 – 2023.
 - A total of 250 affordable homes were built in 2017/18. In the reporting year 21.3% of all conventional housing was affordable. This figure does not change significantly when taken on a habitable rooms basis, suggesting that the affordable housing mix was much the same as the unit mix of all homes completed over 2017/18.
 - Over the plan period to date (2011-2018), 29.3% of all conventional housing delivered has been secured as affordable housing. This percentage increases significantly to 42.3% when taken on a habitable rooms basis, which is the policy requirement, demonstrating that the Council is achieving a greater portion of larger dwellings as affordable homes.
 - Of these affordable homes delivered 30% of affordable housing has been delivered as Social Rented Housing, 18.5% as Affordable Rented Housing and 51.5% as Intermediate.
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Employment and Town Centres

- In 2017/18, planning permissions resulted in a total net loss of 18,987 (net) of employment (Class B) floorspace across the Borough. This loss comprised of: loss of 7,346sq m of B1 (business) floorspace; loss of 3,281sq m of B2 (general industrial) floorspace; and loss of 8,330sq m of B8 (storage and distribution) floorspace. It is important to note that this loss has not yet been realised – this will depend on whether the approved schemes are built out.
- The majority of B1 floorspace lost in the reporting year was as a result of the granting of schemes at Hale Wharf (-4,881 of B8), 67 Lawrence Road (-2,073 B1), 640-656 High Road (-1,555 of B1), Zenith House (-925 B1) and Brantwood House (-1,555 B8). Further losses were as a result of permitted development that allow for the change of use to Class C3 (dwellings) from Class B1a (offices). This included the loss of 1,723 sq m on 8 schemes.
- Haringey's town centre vacancy rates have decreased in recent years. When surveys were carried out in 2013, the overall local vacancy rate was 7%. Today the average is 4.2% which has remained lower than the national (14%) and London (9%) averages. However, rates in Bruce Grove and Seven Sisters are around 10% and will need to be closely monitored and work may need to be done to identify whether interventions are required.
- The proportion of non-retail uses in Haringey's town centres is broadly consistent with local targets, which suggests that planning policies are supporting an appropriate mix and balance of uses.

Environmental Sustainability

- As with the previous 5 years, there was again no net loss in land designated as open space over 2017/18. This reflects the effectiveness of the Local Plan policies which strongly resist inappropriate development on and loss of open space.
- 22 parks and open spaces managed by Haringey Council have been declared as being among the best in the country, recognised by the national Green Flag scheme. In addition four community gardens in Haringey have Green Flag status: The Gardens' Community Garden, Living Under One Sun Community Allotment, Lordship Community Woodland and Hornsey Church Yard.
- 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% and so is not on track to reach 50% by 2020, the NLWA target. The Council will look to the NLWA to put in place appropriate initiatives to

ensure future year's performance will get the Borough back on track to meet the 2020 of 50%.

- Over the period from 2005-2016, Haringey's carbon emissions decreased from 4.6 tonnes per capita to 2.7 tonnes per capita, a 40% decrease. Haringey is therefore for the first time able to meet the borough target to reduce by 40% emissions on the 2005 baseline by 2020.

CIL & Planning Obligations

- Haringey's CIL came into effect on 1st November 2014. In 2017/18 £1.8m was collected in local CIL, taking the total Haringey CIL collected to £4.6m. A further £20m has been issued in local CIL liabilities, which is to be paid upon development commencing.
- In 2017/18, the Council secured over £3.2 million in Section 106 funds alongside affordable housing provision.

Development Management Performance

- In 2017/18 the Council decided 3,404 planning applications consisting of 32 major applications, 606 minor applications, 1,197 householder and other applications. The number of major applications determined is similar to the previous year (35) but still significantly up from 2015/6 (19). It is expected this figure will rise in the coming years.
- The Council's performance in processing applications in 2017/18 has improved and is top quartile in London at 100% for Majors and 98% for Minors. Other applications have also improved and are now also top quartile in London at 99%. Performance has improved even further in the latter part of the year and it is expected to be top quartile in all categories in the next financial year.
- In 2017/18, there were a total of 99 appeals on refusals decided by the Planning Inspectorate, with 39 appeals allowed (39.3%) and 60 appeals dismissed (60.7%). The proportion of appeals allowed in Haringey was a slight increase on the previous year (30.7%) but down from 2015/16 (41%).
- The Planning Service continues to refine the new planning processes as implemented by the Systems Thinking Approach to further improve its performance.

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1 Introduction

1.1 What is the Authority Monitoring Report (AMR)?

1.1.1 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 Localism Act 2011, to prepare an annual report providing such information to the implementation of the local development scheme; and the extent to which the policies set out in the local development documents are being achieved.

1.1.2 The AMR is used to assess the performance and effectiveness of Haringey's planning policies in delivering the key objectives of the Local Plan. The AMR also includes an update on the progress and implementation of the Council's Local Development Scheme (LDS), which sets the timetable for the preparation of future Local Plan documents.

1.2 The reporting period

1.2.1 This AMR covers the monitoring period 1st April 2017 to 31st March 2018. 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 2017/18 AMR assesses performance of Haringey's adopted planning policies, as set out in the Local Plan (2017).

1.3.2 Haringey's Strategic Policies Local Plan - first adopted in March 2013 and updated in July 2017 - includes a collection of monitoring indicators and targets. These have been used as the basis for assessing policies in this AMR.

1.3.3 This is also the third AMR prepared since Haringey's Corporate Plan 2015-18 was published. Where appropriate, the AMR references the monitoring of delivery against the Corporate Plan priorities alongside the 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 planning 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 2017/18 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 Local Development Scheme

- 2.1.1 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](#).
- 2.1.2 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.
- 2.1.3 The Council's LDS was revised in summer 2018 and will be reported to Cabinet later in the autumn. It sets out the work programme for the reporting year. It sees pre-submission consultation being undertaken on the North London Waste Plan, and the Wood Green Area Action Plan prior to Examination.
- 2.1.4 This is necessary to reflect work recommencing on the North London Waste Plan, and the additional Regulation 18 consultation (Preferred Option) which was undertaken on the Wood Green Area Action Plan in March 2018 as a result of no decision being taken on Crossrail 2, and the impact this has on development capacities.
- 2.1.5 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 concerns over waste apportionments in the Plan by other North London Boroughs. A revised LDS will be published in 2018 to revisit the timetable for the Wood Green AAP and NLWP.
- 2.1.6 The following table show the revised timetable for preparing the Local Plan documents.

Table 2.1: Timetable for Preparing the Haringey Local Plan

Development Plan Document	Stage	Timetable
Wood Green Area Action Plan	Issues & Options	February – March 2016
	Preferred Option 1	February – April 2017
	Preferred Option 2	February - March 2018
	Pre-submission	March 2019
	Submission	May 2019
	Examination	August 2019
	Adoption	December 2019
North London Waste Plan	Pre-submission	January 2019

	Submission	August 2019
	Examination	November 2019
	Adoption	April 2020

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

2.2 Haringey's Local Plan

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

2.2.1 The 2017/18 period saw the adoption of a suite of Local Plan documents namely the alterations to the Strategic Policies, Site Allocations DPD, Development Management DPD, and the Tottenham AAP.

2.2.2 The Inspector's Report was received on 28th April 2017 which confirmed that, subject to a number of main modifications, the Plans are sound and provide an appropriate basis for the planning of Haringey and are therefore recommended for adoption. The Local Plan (incorporating the Inspector's changes) was subsequently progressed to Cabinet on 20th June 2017, which recommended its formal adoption by full Council.

2.2.3 Haringey's new Local Plan was adopted by a resolution of full Council on 24th July 2017. Haringey now has a fully up-to-date framework for managing sustainable growth and investment and dealing with planning applications in line with the Corporate priorities.

Wood Green Area Action Plan

2.2.4 In the 2017/18 reporting year, work also continued on the preparation of the Wood Green Area Action Plan (AAP). The purpose of the AAP is to recognise the development potential within the Wood Green area, which includes significant Council landholdings, and the opportunities therein to strengthen the status of the Wood Green Metropolitan town centre.

2.2.5 Four broad development options were promoted for consultation in February – March 2016 based around different levels of intervention, including a single more centrally located Crossrail 2 station to serve the area.

2.2.6 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.

2.2.7 An initial Preferred Option was consulted on in February-April 2017, which showed continued support for significant regeneration of key sites within the area.

Latest position

- 2.2.8 In November 2017, Cabinet approved a revised preferred option version of the AAP, which promotes site allocation providing for 6,400 new homes and over 120,000m² of commercial and retail floorspace. This has been revised down from over 7,200 new homes as a result of no decision being taken on Crossrail 2 to serve the area.
- 2.2.9 Consultation on the preferred option stage of the Wood Green AAP commenced in February 2018 and concluded in March 2018. Results of the consultation are being analysed and will be reported in the next AMR. It is expected that we will be consulting on a revised version in early 2019. The Direction of Travel for this revised version is that the Mall and Bury Road Car Park site allocation will no longer be a redevelopment option and instead the allocation will set out a refurbishment option. The Mall has indicated that it no longer supports a full redevelopment of the Mall and in making this decision the Council has also taken account of representations made by the residents of the social housing located above the Mall. Key principles within this allocation will be facilitating a route through the Mall site from the High Road to Coburg Road/Mayes Road, investigating opportunities for the intensification of land parcels within the Mall site including for residential uses such as development on the petrol station site and car park/servicing areas, and activating appropriate current blank frontages. Work is also being undertaken on a number of the other site allocations, following representations, to increase the level of employment space on some sites. The Council is confident that it can still deliver significant and transformational change within the Town Centre and strengthen its performance as a Metropolitan Town Centre through the revised AAP.

2.3 Neighbourhood Planning

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

Highgate NP

- 2.3.2 In the 2017/18 period the Council supported the Highgate Neighbourhood Forum in progressing its neighbourhood plan to adoption. This is a cross-borough plan covering parts of both Haringey and Camden Boroughs.

Latest position

- 2.3.3 On 11th April 2017 a 'Decision Statement' was agreed by Cabinet. The statement recommended that following an independent Examination in the previous AMR period that the neighbourhood plan, as modified, would meet the relevant statutory requirements and legal tests and should therefore proceed to a local referendum. With similar conclusions reached in Camden, the Councils proceeded to organise a referendum on the Highgate Neighbourhood Plan, which took place on 6th July 2017. Electors were asked: "Do you want the London Boroughs of Haringey and Camden to use the Neighbourhood Plan for Highgate to help them decide planning

applications in the neighbourhood area?”. Of votes cast 88% voted ‘yes’ (i.e. in favour of the plan). Turnout for the referendum was 18.2% which is comparably high for this type of vote.

- 2.3.4 On 20th July 2017, Haringey formally made (adopted) the Highgate Neighbourhood Plan by way of Cabinet Member Signing. The Plan now forms part of Haringey’s Statutory Development Plan and is used alongside the Local Plan and the Mayor’s London Plan in determining planning applications. Following this the Forum and Area were successfully re-designated following the statutory expiry of their designations after public consultation.

Crouch End NP

- 2.3.5 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.

Finsbury Park and Stroud Green Neighbourhood Area and Forum

- 2.3.6 Following work with the local community, Haringey, Islington and Hackney Councils received applications seeking designation of a Neighbourhood Area and Neighbourhood Forum in Finsbury Park and Stroud Green in May 2018. The proposed neighbourhood area covers parts of each borough.
- 2.3.7 A public consultation was held on this proposed Forum and Area in May-June 2018. The results of this will be reported to Cabinet in September 2018. If the applications are agreed by the council, there will be a designated Finsbury Park and Stroud Green Neighbourhood Area and a designated Finsbury Park and Stroud Green Neighbourhood Forum for the area. The Forum can then produce a ‘neighbourhood plan’ for their area; this is a statutory planning document which contains planning policies for the development and use of land in the neighbourhood and can be used in making decisions on planning applications in the area.

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 Haringey needs to provide a minimum of 19,802 homes over the period from 2011 – 2026. Table 3.1 below shows Haringey’s annual housing delivery performance since 2011. For the period 2017/18 the total net completions was **1,210 homes**. This is circa 530 units up on previous years but still short of the annualised strategic housing target of 1,502 net dwellings. This results in our current shortfall against the cumulative housing target increasing from 1,009 to 1,301 homes. As shown in the Five-Year Housing Land Supply, set out later in this paper, this shortfall can be made good over the period 2018 – 2023.

Table 3.1: Housing Delivery April 2011 to March 2018

	11/12	12/13	13/14	14/15	15/16	16/17	17/18
Conventional Completions (net)	709	746	461	636	606	741	1,176
Non-Conventional (net)	646	492	-19	-40	0	-17	-16
Vacant units brought back into use	55	52	59	44	54	50	50
Overall Completions (net)	1,410	1,290	501	640	660	774	1,210
Cumulative Completions	1,410	2,700	3,201	3,841	4,501	5,275	6,485
Cumulative Target	820 (820)	820 (1,640)	820 (2,460)	820 (3,280)	1,502 (4,782)	1,502 (6,284)	1,502 (7,786)
Performance against target	590	1,060	741	561	-281	-1,009	-1,301

2017/18 Completions in Detail

3.2.2 The gross residential development amounted to 1,345 units over the year. This netted to 1,176 conventional housing completions. 16 non-conventional homes were lost through conversion to conventional housing and 50 vacant units were brought back into residential use. This resulted in a **net overall completion figure for the 2017/18 period of 1,210 homes.**

3.2.3 The 1,176 net conventional homes comprised 730 dwellings from 10 major development schemes (i.e. developments delivering 10 or more homes). The remaining 446 (38%) dwellings came from 239 small development sites.

3.2.4 Major developments that completed over the last year included:

Table 3.2: Major Scheme Completions over 2017/18

Scheme	Permission Type	Net Dwellings
Beacon Lodge (HGY/2015/1820)	Full	10
St Lukes Woodside House (HGY/2013/2379)	Full	101
The Saltram Close Housing Estate(HGY/2005/1257A)	Full	11
Raglan Hall Hotel (HGY/2015/3730)	Full	18
St Ann's Police Station (HGY/2015/3729)*	Full	20
624 Tottenham High Road (HGY/2009/1532)**	Full	30
Canning Crescent (HGY/2015/2609)	Full	19
56 Muswell Hill (HGY/2013/2069)	Full	34
Highgate Magistrates Court (HGY/2014/2464)	Full	82
Hornsey Depot (SA46) (HGY/2013/2019)***	Full	405 (440)

St Ann's Police Station is a 28 unit scheme. 20 units were completed in 2017/18, include 6 affordable units. The remaining 8 units are programmed to complete in 2018/19. **624 Tottenham High Road is a 42 unit scheme. The 30 market houses were completed in 2017/18, with the remaining 12 affordable houses to complete in the 2018/19 period. *The Hornsey Depot scheme was for a total of 440 units. 35 units (all affordable housing) were delivered in 2016/17, with the balance of the scheme (405) completing in 2017/18.*

3.2.5 Of the above major development schemes, most notable is the Hornsey Depot scheme, which contributed 440 net dwellings in total to the borough's housing stock, including 168 net new affordable homes and a 3,250m² foodstore.

3.2.6 For the period 2017/18, the breakdown of completions by development type was as follow:

Table 3.3: Breakdown by Development Type 2017/18

Development Type	Permission Type	Net Units	% of Total Net Units	No. of Schemes
New Build	Full / Reserve Matters	851		81
	Lawful Dev Cert	3		1
		854	72.6%	82
Extension	Full / Reserve Matters	51		20
	Lawful Dev Cert	1		1
		52	4.4%	21
Conversion	Full / Reserve Matters	57		64
	Lawful Dev Cert	95		35
		152	12.9%	99
Change of Use	Full Planning Permission	84		31
	Prior Approvals	28		13
	Lawful Dev Cert	6		3
		118	10.3%	47
Totals		1,176	100%	249

3.2.7 As shown above, the bulk of all new housing (854 homes) were delivered via new build developments through 82 schemes (10 majors). 152 new homes came forward through changes of use and, therein, 28 homes via prior approvals for either office or retail units to residential use over which the Council has little control. It should be noted that these Prior Approval homes were delivered at the expense of the potential loss of local jobs and employment opportunities.

3.2.8 As with previous years, there continues to be a significant number of new dwellings created through Lawful Development Certificates – 105 net new homes through 40 schemes. Again, these are developments over which the Council, if it has not intervened before a set period of time, has little control over.

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

Housing Mix

3.2.10 Table 3.4 below shows the housing mix provided for through the total net new dwellings delivered in 2017/18. The bulk of new housing (83.8%) were 1 and 2 bed homes. 80 units were bedsits or studio units, which in general are not supported by the Council unless justified by site circumstances. Not surprisingly, the majority of provision came via prior approvals and Lawful Development Certificate (69 units).

3.2.11 111 three-bedroom homes were added to the existing housing stock, with both major and minor developments contributing to this provision. A further 20 larger family homes (4 bedrooms or more) were also provided for through the major development schemes. However, all gains were offset by the loss of 20 existing larger properties to conversion to flats.

Table 3.4: Housing Mix in 2017/18

	Bedsit / Studio	1 Bed	2 Bed	3 Bed	4 Bed +	Habitable Rooms
Major Development Schemes	20	196	429	65	20	2,254 (65.2%)
%	2.7%	26.8%	58.7%	8.3%	2.7%	
Small Site Schemes	60	172	188	46	-20	1,198 (34.7%)
%	12.9%	36.9%	40.3%	9.9%	-	
Totals by units	80	368	617	111	0	
Total by %	6.8%	31.3%	52.5%	9.4%	0%	3,452 (100%)

3.2.12 The mix of major development schemes were heavily weighted towards 2 bed dwellings (58.7%). As a result, the overall, housing mix provided in 2017/18 was also weighted towards 2 bed dwellings, and significantly toward smaller dwelling sizes – 90.6% being 2 bedrooms or less. Prior approvals and Certificates of Lawful Development are certainly contributed to this trend in both the provision of bedsits and 1 bed dwellings, but also in the reduction of 4 or more bed houses – effectively a ‘double impact’.

Table 3.5: Housing Mix by Prior Approvals & Cert of Lawful Dev 2017/18

Type	Bedsit / Studio	1 Bed	2 Bed	3 Bed	4 Bed +
Prior Approvals	11	9	8	0	0
Cert Law Dev	64	56	12	-2	-25
Totals	75	65	20	-2	-25

3.2.13 With respect to the number of habitable rooms delivered (see Table 4), the 10 major developments provided 2,254 habitable rooms. By contrast, the 239 small site developments yielded significantly less habitable rooms (1,198), demonstrating the significant benefit a relatively small number of large scale comprehensive developments can have in making the greatest contribution to meeting housing needs and, in particular, the provision of larger units, including family homes.

3.2.14 Table 3.6 below provides the housing mix delivered by all conventional housing completed over the plan period to the end of March 2018. This shows the vast majority of new houses delivered are 1 & 2 bedroom dwellings (85.5%) and that there has been an overall loss in 4 or more-bedroom housing, with 213 family homes taken out of Haringey's overall housing stock in the past 7 years. This loss in family housing is again attributed to conversions and Certificates of Lawful Use. However, the losses in recent years have not been as high as how it was experienced earlier in the plan period, which could be attributed to Local Plan policies limiting the conversion of family housing in certain parts of the borough.

Table 3.6: Housing Mix Delivered 2011 - 2018

Year	Net Homes	Bedsit / Studio	1 Bed	2 Bed	3 Bed	4 Bed +	Habitable Rooms
2011/12	709	-101 (-%)	389 (43.6%)	384 (43%)	120 (13.4%)	-83 (-%)	1,931
2012/13	746	-18 (-%)	297 (37.8%)	382 (48.6%)	107 (13.6%)	-22 (-%)	2,119
2013/14	461	25 (4.8%)	195 (37.9%)	235 (45.6%)	60 (11.7%)	-54 (-%)	1,096
2014/15	636	14 (2%)	282 (41.9%)	285 (42.3%)	92 (13.8%)	-37 (-%)	1,671
2015/16	606	103 (17.1%)	221 (36.5%)	237 (39.1%)	38 (6.3%)	7 (1%)	1,488
2016/17	741	60 (7.8%)	310 (40.5%)	311 (40.7%)	84 (11.0%)	-24 (-%)	1,889
2017/18	1,176	80 (6.8%)	362 (31.2%)	617 (52.4%)	111 (9.4%)	0 (0%)	3,452
Total	5,075	163 (3.2%)	2,056 (40.5%)	2,451 (48.2%)	612 (12%)	-213 (-%)	13,646

Densities

3.2.15 It is only the density of major developments that the Council monitors, as small site developments often involve conversions, infilling or extensions that neither remove or add to existing housing on a site, and therefore, makes it extremely difficult to determine the actual density being achieved.

3.2.16 Of the 10 major developments to complete in 2017/18, these range in densities from 210 dwellings/ha to 65 dwellings/ha. Public transport accessibility and the surrounding character play a significant part in the variations experienced. However, all were within the density ranges set out in the London Plan.

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	

3.2.17 A total of **250** affordable **homes** were built in 2017/18. The individual development schemes that delivered affordable housing last year were:

Table 3.7: Affordable Housing Completions in 2017/18

Scheme	Gross Affordable Homes Delivered	% of Affordable Housing Units by Scheme	% of Affordable Housing Hab Rooms by Scheme
St Lukes Woodside House (HGY/2013/2379)	48	30.2	24.2
The Saltram Close Housing Estate (HGY/2005/1257A)	11	100.0	100.0
St Ann's Police Station (HGY/2015/3729)	6	30.0	20.3
Nora Clegg House, 49 Oakfield Rd (HGY/2016/0951)	2	100.0	100.0
Anderton Court, Alexandra Park Rd (HGY/2014/3507)	5	100.0	100.0
Ednam House, Florence Rd (HGY/2014/2558)	2	100.0	100.0
Parking area, Whitbread Close (HGY/2014/3509)	4	100.0	100.0
Parking area 74-84 Fenton Rd (HGY/2014/3510)	7	100.0	100.0
56 Muswell Hill (HGY/2013/2069)	6	17.7	10.4

Highgate Magistrates Court (HGY/2014/2464)	26	31.7	30.4
Hornsey Depot (SA46) (HGY/2013/2019)*	133	33.0	34.0

*35 affordable homes were delivered on the Hornsey Depot site last year – the above therefore represents the balance of the scheme delivered in 2017/18. NB: the % affordable figures are for the scheme as a whole.

3.2.18 As shown above, there was a mix of small and large schemes that contributed towards the provision of new affordable housing. As per previous years, there were a number of 100% affordable housing scheme, mostly smaller development schemes. However, the bulk of the provision has come from a smaller number of major developments, with the Hornsey Depot scheme topping provision with a further contribution of 133 affordable housing units, in addition to the 35 affordable units delivered last year.

3.2.19 Table 3.8 below provides a breakdown of affordable housing completions over the plan period to date by total net units completed and by habitable rooms. NB: The total net completions exclude non-conventional housing while the gross number of affordable homes delivered excludes any direct acquisitions made by the Council.

3.2.20 In 2017/18, 21.3% of all conventional housing was affordable. This figure does not change significantly when taken on a habitable rooms basis, suggesting that the affordable housing mix was much the same as the unit mix of all homes completed over 2017/18.

3.2.21 Over the plan period to date (2011-2018), 29.3% of all conventional housing delivered has been secured as affordable housing. This percentage increases significantly to 42.3% when taken on a habitable rooms basis, which is the policy requirement, demonstrating that the Council is achieving a greater portion of larger dwellings as affordable homes.

Table 3.8: Affordable Housing Delivered Against All Housing Completed 2011 - 2018

Year	Total Net Units	Total Hab Rooms	Gross No. of AH Units	AH Hab Rooms	% of AH Unit	% of AH by Hab Rooms
2011/12	709	1,931	458	1,428	64.6%	74.0%
2012/13	746	2,119	407	1,161	54.6%	54.8%
2013/14	461	1,096	134	406	29.1%	37.0%
2014/15	636	1,671	365	1,152	57.4%	68.9%
2015/16	606	1,488	62	197	10.2%	13.2%
2016/17	741	1,889	211	669	28.5%	35.4%
2017/18	1,176	3,452	250	743	21.3%	21.5%
Totals	6,451	13,646	1,887	5,756	29.3%	42.3%

3.2.22 While the above demonstrates the position against all conventional housing delivered, the actual monitoring requirement, and therein, the target of 40%, is in respect of the portion of habitable rooms secured as affordable from major developments (i.e. those schemes delivering 10 or more units). Table 3.9 below therefore provides the breakdown of the portion of affordable units secured on major developments over the plan period by both unit and habitable rooms basis. NB: Both the gross affordable housing units and affordable housing habitable rooms differ from that provided in Table 8 due to Council and RSL-led affordable developments below the 10-unit threshold, such as the Phase 1 infills programme.

Table 3.9: Affordable Housing Completions by Major Development Schemes 2011 - 2018

Year	Net units all Majors	Habitable Rooms all Majors	Gross AH units on Majors	AH by Hab Rooms on Majors	AH % by Unit	AH % by Hab Rooms
2011/12	463	1,652	451	1,390	97.4%	84.1%
2012/13	547	1,553	407	1,161	74.4%	74.8%
2013/14	177	540	134	406	75.7%	75.2%
2014/15	428	1,269	357	1,130	83.4%	89.0%
2015/16	321	955	62	197	19.3%	20.6%
2016/17	281	1,975	188	568	66.9%	28.8%
2017/18	730	2,254	230	666	31.5%	29.5%
Totals	2,947	10,198	1,831	5,518	62.1%	54.1%

3.2.23 Over the plan period to date, 62% of housing delivered through major developments within the borough have been secured as affordable homes. This decreases to 54% on a habitable rooms basis, due to the unit mix on Intermediate products (see Table 10 below). This level of affordable housing has been achieved through a number of RSL's taking up 100% of these larger schemes as affordable, including Brook House (222 units), Town Hall Approach (109 units), Lymington Avenue (66 units), Pretoria Road (52 units) & Protheroe House (50 units). In total, 16 major developments have been delivered as 100% affordable, providing 796 of the affordable homes secured.

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

3.2.25 There was a further tier of major schemes that got close to achieving the 40% target – Roden Court (29.4% by unit & 31.9 by HR), 638 High Road (38.5% by unit and 39.1% by HR), and the site rear of 318 – 320 High Road (50% by unit and 32.6% by HR).

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

3.2.27 With respect to the tenure mix and unit size of the affordable housing secured in 2017/18, the breakdown is set out in Table 3.10 below. It shows that the tenure was skewed in the favour of intermediate housing (140 units to 110 affordable rent/social rent) resulting in an in-year borough-wide tenure split of 44:56. Unit sizes were predominantly 1 & 2-bedroom provision, with only 29 units (12%) secured as family sized affordable homes (3 or more bedrooms).

Table 3.10: Affordable Housing Unit Breakdown and Tenure Split 2011 - 2018

Tottenham AAP Area										
Year	Affordable Rent/ Social Rent Beds				Intermediate Rent Beds				Total Units	Tenure Split
	1	2	3	4+	1	2	3	4+		
11/12	7	41	48	25	100	131	8	3	363	
12/13	57	77	22	0	68	78	13	0	315	
13/14	7	19	12	3	32	46	0	0	119	
14/15	23	70	35	1	28	87	4	0	248	
15/16	8	5	12	2	19	12	4	0	62	
16/17	84	22	5	6	0	0	0	0	117	
17/18	5	0	6	0	0	4	0	0	15	
Sub Totals	191	234	140	37	247	358	29	3	1,239	49:51
Rest of the Borough										
Year	Affordable Rent/ Social Rent Beds				Intermediate Rent Beds				Total Units	Tenure Split
	1	2	3	4+	1	2	3	4+		
11/12	23	33	6	6	11	12	4	0	95	
12/13	2	2	5	5	13	27	6	0	60	
13/14	0	0	2	4	0	6	0	0	12	
14/15	27	20	12	8	28	10	7	5	117	
15/16	0	0	0	0	0	0	0	0	0	
16/17	14	30	24	11	5	6	4	0	94	
17/18	19	57	18	5	48	88	0	0	235	
Sub Totals	85	142	67	39	105	149	21	5	613	54:46

Totals	276	461	207	76	352	507	50	8	1,852	55:45
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3.2.28 Over the plan period to date, we have secured 1,852 affordable homes, including 1,020 Social/Affordable Rent houses and 917 Intermediate Affordable houses.

3.2.29 The policy target for the affordable housing tenure split within the Tottenham AAP area is 40:60. Currently the tenure split is 49:51, so weighted slightly more towards the social/affordable rented housing than the Intermediate housing but not too far off target as to raise concern. For the rest of the borough the policy target tenure split is 60:40 across. Currently the split is 54:46, so not significantly off either.

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

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

Table 3.11: Affordable Housing Tenure Split

Year	Social Rent	Affordable Rent	Intermediate Inc. Shared ownership & Intermediate Rent	Total Affordable Housing Completions	Conventional Market Housing	Total All Conventional Housing Delivered
2011-12	189	0	269	458	251	709
2012-13	170	0	205	375	371	746
2013-14	38	9	84	131	330	461
2014-15	79	117	169	365	271	636
2015-16	0	27	35	62	544	606
2016-17	32	129	50	211	530	741
2017-18	50	60	140	250	926	1,176
Totals	558	342	952	1,852	3,223	5,075

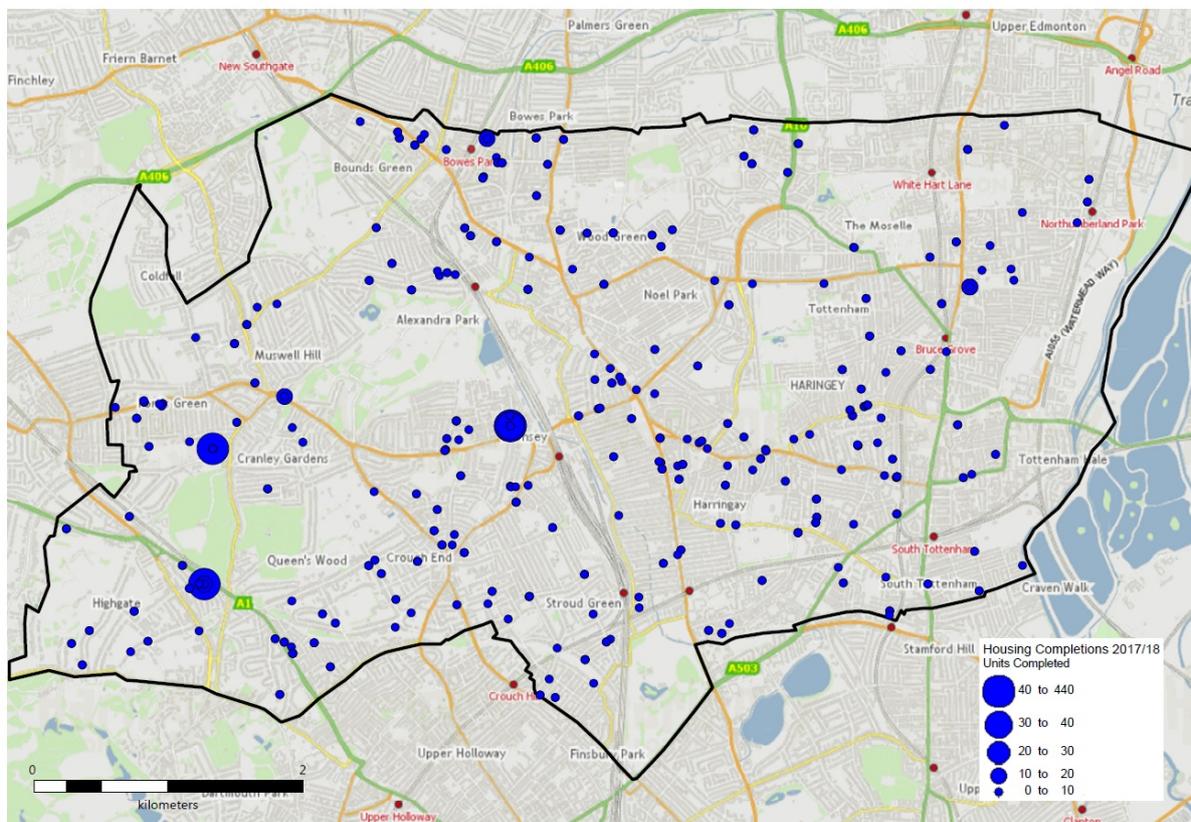
3.2.32 The above table shows the influence of the Government's policy, with respect to prioritising affordable rented affordable housing, with a demonstrable switch in

delivery from social rented housing in 2014-15. There has been a policy shift recently facilitating the start of an increase in provision of social rented housing as part of the affordable housing mix, with social rents better meeting the needs of residents in housing need within Haringey. Overall 30% of affordable housing delivered has been delivered as Social Rented Housing, 18.5% as Affordable Rented Housing and 51.5% as Intermediate.

Distribution

3.2.33 Map 1 below, shows the distribution of the new homes delivered over 2017/18 across the Borough. The size of the circles represent the scale of the housing delivered at each site last year.

Map 1: Distribution of housing completions 2017/18



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

3.2.34 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 2017/18 there were 50 empty homes bought back into use.

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

3.2.35 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.

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.	

3.2.36 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.

3.2.37 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.

3.2.38 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	

- 3.2.39 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.
- 3.2.40 There was no net addition to the stock of Gypsy and Traveller pitches over the reporting period.
- 3.2.41 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 2018, the Council will review sites and options to meet any identified need.

Houses in Multiple Occupation (HMOs)

- 3.2.42 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.
- 3.2.43 In response to the many issues associated with HMOs, an Article 4 Direction was introduced in November 2013 removing the permitted development rights for conversion to small HMOs (3 to 6 unrelated people) in the defined eastern areas of the borough. It requires those who wish to change from a single dwelling (Use Class C4) into a small HMO, to apply for planning permission.
- 3.2.44 Further approaches for managing HMO development have been set out in the Council’s adopted Development Management DPD and are now being applied in decisions.

3.3 Employment and town centres

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

Employment land management

- 3.3.1 The London Plan (2015) sets out revised employment projections for Haringey. It forecasts 12,000 additional jobs in the Borough over the period 2011-2026. Over the

period 2011-2036, it forecasts an additional 22,000 jobs in Haringey. This represents a 29.5% increase in jobs, the highest projected employment growth rate of all London boroughs. Haringey's Local Plan aims to accommodate this growth by safeguarding key employment locations and seeking a greater intensity of uses on sites, so as to increase business and job numbers.

Objective / Policy	Indicator LOI BD1	Target	On Target
SP1	Total amount of additional employment floorspace (B Use Classes)	Delivery of 32,000m ² of floorspace	

3.3.2 In 2017/18, planning permissions resulted in a total net loss of 18,987 (net) of employment (Class B) floorspace across the Borough. This loss comprised of: loss of 7,346sq m of B1 (business) floorspace; loss of 3,281sq m of B2 (general industrial) floorspace; and loss of 8,330sq m of B8 (storage and distribution) floorspace.

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

	2011/1 2	2012/1 3	2013/1 4	2014/1 5	2015/1 6	2016/1 7	2017/1 8
B1 (a,b,c) (sqm)	8,700	-30,986	-4,687	-4,605	-10,317	-3,252	-7,346
B2 (sqm)	-20,200 (B2/B8)	-730 (B2/B8)	-1,101	-2,456	-90	-4,003	-3,281
B8 (sqm)			1,717	-564	-334	-3,940	-8,330
Yearly +/-	-11,500	-31,716	-4,071	-7,625	-10,741	-11,195	-18,957

3.3.3 The majority of B1 floorspace lost in the reporting year was as a result of the granting of schemes at Hale Wharf (-4,881 of B8), 67 Lawrence Road (-2,073 B1), 640-656 High Road (-1,555 of B1), Zenith House (-925 B1) and Brantwood House (-1,555 B8) Further losses were as a result of changes to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), that allow for the change of use to Class C3 (dwellings) from Class B1a (offices) as permitted development, subject to a "prior approval" process that is relatively limited in its scope of considerations. This included the loss of 1,723 sqm on 8 schemes There were some schemes however that did grant some substantial new office floorspace including at Land to the East of Cross Lane, Hornsey, which will deliver just over 1,000m² of B1 floorspace and the scheme at Hale Wharf, Tottenham, delivering 1,200m² of B1 floorspace. There was also over 1,300m² of B2 floorspace approved at 163 Tottenham Lane, Crouch End as part of a mixed use redevelopment.

3.3.4 As previously reported, in response to the temporary permitted development rights in respect to the change of use from B8 to C3, the Council has introduced a non-immediate Article 4 Direction, which was approved by Cabinet in November 2015 and advertised from July 2016. This came into effect this monitoring period in July

2017 and removed these permitted development rights. Through ongoing monitoring, the Council will assess the impact of other permitted development rights, such as permitted change of use from B1 to C3, and may consider whether there is sufficient justification to warrant introducing additional Article 4 Directions.

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

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

Table 3.13: Vacancy Rates and Floorspace on Designated Employment Land

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

3.3.6 The vacancy rate overall as of 2016 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. New surveys of industrial estates will be needed to ascertain this in the coming year.

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	

3.3.7 There was a net gain of retail floorspace this year, compared to the small losses in recent years. This is primarily down to the completion of a large supermarket on the Hornsey Depot site. Over the Plan period to date (2011 – 2018) 26,581m² of new retail floorspace has been delivered. The majority of this has come forward in the Tottenham area of the Former GLS site and as part of the Hale Village and Tottenham F.C redevelopments, including a large format supermarket in the area.

Table 3.14: Change in A Class Floorspace - Completions

	2011/1 2	2012/1 3	2013/1 4	2014/1 5	2015/1 6	2016/1 7	2017/1 8
Change in Floorspace (Completions)	2,086	153	-2,643	23,601	-50	-48	3,482

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

3.3.8 Prior Approvals were granted that will result in a loss of 1,723m² of Office Space on 8 schemes within the monitoring period. Should all these be built out, this will yield 51 residential units. During the monitoring year 8 prior approval for office to residential and education conversions completed. This resulted in the loss of 1,172m² of office floorspace and the creation of 20 residential units.

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	

3.3.9 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.

3.3.10 Haringey's town centre vacancy rates have decreased in recent years. When surveys were carried out in 2013, the overall local vacancy rate was 7%. Today the average is 4.2% which has remained lower than the national (14%) and London (9%) averages. The proportion of non-retail uses in Haringey's town centres is broadly consistent with local targets, which suggests that planning policies are

supporting an appropriate balance of uses. However, in this last monitoring period vacancy rates have remained just above the maximum level sought in Seven Sisters, and so the Council will need to assess whether any measures are necessary to try and address the increase in vacancy rates. Town centres will continue to be regularly surveyed to ensure up-to-date evidence is available to inform planning decisions. In the last monitoring period a Business Improvement District has been improved for Wood Green. In future AMR's the progress of the BID will be reported in regards to its key activities and achievements.

- 3.3.11 To support the growth and regeneration of Tottenham, the Local Plan designated a new District Centre at Tottenham Hale. This is consistent with the London Plan (2015) which indicates there is scope for this change to Haringey's town centre hierarchy. The Plan policy is supported by new technical evidence assessing the impact of the new designation on other town centres. No frontages have yet been designated within this new centre however. This is dependent upon certain strategic sites being redeveloped to provide new commercial and retail floorspace.

Table 3.15: Vacancy Rates in Haringey Town Centres

Town Centre	2015/16	2016/17	2017/18
Wood Green	4.71%	3.92%	5.42%
Crouch End	1.59%	3.98%	1.99%
Bruce Grove / Tottenham High Road	6.02%	10.53%	9.80%
Green Lanes	4.27%	4.27%	3.05%
Muswell Hill	2.5%	2.5%	3.00%
West Green Road / Seven Sisters	7.3%	11.03%	10.20%
Finsbury Park (part)	0%	0%	0%
Tottenham Hale	0%	0%	0%

Managing the Retail Offer and overconcentration of uses

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

- 3.3.12 With regards to Primary retail frontages, with the exception of Wood Green, most centres are at or just above the threshold. This mirrors the previous year's figures with little change in any centre. Within Crouch End this is reflective of a high number of independent cafes and restaurants, and also a large number of estate agents. Within Tottenham High Road a range of estate agents and sui generis uses, such as Nail Salons and Laundrettes, has increased the proportion to just over 44%. It should be noted that with Permitted Development rights, A1 use

classes can now change to A2 without Planning Permission, and A3 and D2 subject to Prior Approval, and so to a degree, the Council has lost a degree of control over changes of use. These figures also reflect the evolving natures of town centres away from predominantly comparison retailing centres and towards leisure and cultural destinations. The Local Plan Policies take this into account, and allow for exceedences of these policy limits where a proposed use would contribute to a centres vitality and viability. These limits should therefore not be seen in isolation as to a town centre’s health, but more as a guide as to the amount of core retailing that exists within each centre and it’s likely trade draw. As Wood Green’s figure is significantly below the other centre’s this reflects upon it’s Metropolitan status and draw of trade from a wider catchment which attracts more comparison and larger scale retailers, rather than leisure, and other town centre uses.

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

Town Centre	% Non-Retail Primary Frontage	% Non-Retail Secondary Frontage
Wood Green	21.47%	56.12%
Crouch End	43.75%	53.72%
Bruce Grove / Tottenham High Road	44.74%	37.50%
Green Lanes	43.17%	44%
Muswell Hill	36.54%	43.16%
West Green Road / Seven Sisters	33.3%	35.53%
Finsbury Park (part)	100%*	66.67%
Tottenham Hale	No frontages designated	No frontages designated

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

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

3.3.13 As noted in previous AMR reports, managing clusters of negative uses (particularly betting shops, pay day loan shops and hot food takeaways) has emerged as an important local issue which planning policy can play a positive role in helping to address. The Development Management DPD now includes policies which seek to ensure Haringey’s town centres retain their vitality and viability by protecting against the overconcentration of these types of uses. Implementation of the policy will be considered in future monitoring reports, having regard to the current baseline position presented in this AMR.

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

basis of town centre vitality and viability.

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

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

Town Centre	No. Hot Food Takeaways % 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 The Green Flag award and Community Green Flag award recognises high quality green spaces managed by Councils and voluntary and community groups. There are four community gardens in Haringey with Green Flag status: The Gardens' Community Garden, Living Under One Sun Community Allotment, Lordship Community Woodland and Hornsey Church Yard. There are 22 parks maintained to Green Flag Standard.

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	

3.4.6 Haringey's Local Plan documents give effect to the Mayor's All London Green Grid, with policies setting out how the Green Grid will be delivered locally across the Borough. This includes new policies both within the Development Management DPD and the Tottenham Area Action Plan.

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

Nature conservation

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

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

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

- 3.4.10 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.
- 3.4.11 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](#).
- 3.4.12 The Lee Valley Regional Park is an especially significant ecological asset, providing SSI's, as well as a Special Protection Area and Ramsar site, the latter two being identified habitats of international importance. It is imperative that the ecological value of these sites continues to be considered in plan making or on individual planning applications, whether through Habitats Regulations Assessment or Environmental Impact Assessments, as appropriate. The Development Management DPD and Tottenham AAP now set out further requirements to ensure their protection.
- 3.4.13 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.
- 3.4.14 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

- 3.4.15 Haringey is committed to the sustainable management of waste, in line with national and regional policy, through prioritising waste reduction, re-use and recycling.
- 3.4.16 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](#). **These reports are published in November.**

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	

3.4.17 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 2017/18, 9.5% of waste arising was sent to landfill, an improvement on the 2015/16 figure of 13%. This means the target is currently being met.

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

3.4.18 Household recycling rates in Haringey have shown improvement in recent years, with a high of 37% of household waste recycled or composted in 2014/15, which was up from 21% in 2006/07. However, the most recent data shows a slight decline with the last three monitoring years down to 32% in 2015/16, 36.1% in 2016/17 and 33.2% in 2017/18. The NLWA are working with partners to address this shortfall.

3.4.19 Notably 100% of residents from the constituent NLWA boroughs continued to receive a door-to-door or communal recycling service.

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 which is scheduled for Pre-Submission consultation from January 2019. This document will ensure North London provides sufficient capacity to manage waste generated in North London, including the achievement of recycling targets.

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

Water management

- 3.4.23 Like most London boroughs Haringey has areas that are at risk of flooding. This is in part owing to the watercourses in the Borough, including the River Lee, Pymmes Brook and Moselle Brook. According to the Environment Agency, approximately 9% of land in Haringey has a 1 in 100 year probability of flooding from rivers.
- 3.4.24 Haringey's Strategic Policies Local Plan seeks to respond to the challenges posed by flooding and water management. This is particularly in light of increased flood risk due to anticipated changes in the climate. Haringey's new Local Plan documents include further detailed policies which will help give effect to these strategic objectives and ensure that flood risk is appropriately considered in all development proposals.
- 3.4.25 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.
- 3.4.26 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.
- 3.4.27 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
- 3.4.28 The Council has prepared a [Local Sustainable Drainage Systems Guide](#) which provides more locally specific approaches than currently set out in the national non-statutory standards published by the Department for Environment, Food and Rural affairs. Work on these local standards completed in the 2015/16 reporting year.

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

Carbon management

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

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

3.4.30 The latest data on carbon emissions was [published in June 2018](#) by the Government Department of Energy and Climate Change and covers the years 2005-2016. During this period, Haringey’s carbon emissions decreased from 4.6 tonnes per capita to 2.7 tonnes per capita, a 40% decrease (In 2017 it was 2.8 tonnes so there has been a 0.1 tonne reduction this year). This is aligned with the 28% decrease recorded by our neighbouring boroughs and across the UK, while there has been a 30% reduction seen in Greater London. The City of London saw the largest overall decrease in emissions since 2005, at 48%. Haringey has the third lowest emissions in the group comprising Haringey and our six neighbouring boroughs, and the third lowest level of emissions of any Inner London borough.

3.4.31 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	

3.4.32 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.

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

3.4.34 In January 2017, Cabinet approved the North Tottenham business case for the North Tottenham district energy network. This will serve the redevelopment of High

Road West, Tottenham Hotspurs and Northumberland Park. This will be a special purpose vehicle (SPV) owned by the Council which will provide these sites space heating and hot water loads from a single energy centre. The energy centre will be located on the High Road West site.

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



3.5 Design and conservation

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

Haringey’s Quality Review Panel

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

- 3.5.1 Design review by independent experts is recognised as an important part of the pre-application process, specifically in the National Planning Policy Framework (NPPF) para. 62. Haringey set up its Quality Review Panel (QRP) in March 2015, and has been referring proposals to the Panel for review at least monthly ever since. The QRP is established in accordance with “Design Review – Principles and Practice” by Design Council CABI (revised edition, now with the Landscape Institute, Royal Town Planning Institute and Royal Institute of British Architects, 2013), adopting its ten “essentials”; Independent, Expert, Multidisciplinary, Accountable, Transparent, Proportionate, Timely, Advisory, Objective and Accessible.
- 3.5.2 To that end, an independent chair was appointed following soundings, and membership was advertised and appointed by the chair based on merit, in consultation with senior Councillors and Officers. The QRP builds upon the previous Haringey Design Panel, set up in 2005, but meets during the day rather than the evening; the Council provides site visits and payment to panel members; presenting schemes now paying a fee to appear at the Panel.
- 3.5.3 The Chair reports QRP advice to both the applicant and Haringey’s Planning Officers. As before, once the proposal becomes a live planning application, the Panel report is included in the consultation documents, the case officer reports on how the proposal was received, and any changes been made since then.

Design Awards

3.5.4 The Haringey Design Awards is one of the ways in which the Council seeks to encourage good quality design of buildings and neighbourhoods. The Awards recognise excellence in design in developments across the borough. The first Haringey Design Awards were held in 2004, and they have subsequently been held every four years; in 2008, 2012 and most recently in 2016. The next awards will be held in October 2018, and the winners will be reported in the next AMR.

Haringey Development Charter

3.5.5 The Development Management DPD establishes the Haringey Development Charter as part of Policy DM1. This sets out criteria which development proposals will be expected to meet and reinforces the Council’s commitment to design excellence and aims to promote high quality and sustainable development. The Development Charter represents the core set of questions the Council poses to all applicants to demonstrate their understanding and appreciation of the site’s context and to robustly justify their design rationale.

3.5.6 An Urban Characterisation Study (UCS) (2015) and a Tall Building Location Validation Study (2015) have been prepared as evidence to support the Local Plan. In addition to informing plan preparation, the studies will function as a key reference documents to assist the Council and the public in delivering high quality development that is sensitive to Haringey’s local character, including the many unique aspects of the urban fabric.

Strategic views

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

3.5.7 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.

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

Table 3.18: Haringey Strategic View Corridor

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

- 3.5.9 The Council will continue to seek the protection of strategic views when considering planning applications. No applications were approved that harmed this view in 2017/18.
- 3.5.10 Haringey's Development Management DPD sets out policies to protect identified locally significant views and vistas, as per policy DM5. There was one applications approved which would negatively affect these views in 2017/18. This was on the Chocolate Factory Site in Wood Green Planning Reference HGY/2017/3020. This development would partially obscure a locally significant view of Alexandra Palace from Lordship Recreation Ground. However it was found that the harm would be less than substantial and the other benefits of this proposed development would outweigh this limited harm to the protected view.

Historic Environment

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

- 286¹ Statutory Listed Buildings of Architectural or Historic Interest
- Over 1150 Locally Listed Buildings of Merit
- 28 Conservation Areas
- 2 English Heritage Registered Parks & Gardens of Special Historic Interest
- 34 Local Historic Green Spaces
- 23 Designated Sites of Industrial Heritage Interest
- 22 Architectural Priority Areas

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

3.5.12 The Church of St John the Baptist (1939) was added to the Statutory List in January 2018 bringing the total number of Statutory Listed Buildings and Structures in Haringey to 286.

3.5.13 The Council is currently undertaking a comprehensive review of the 1150 buildings and structures on the Local List.

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

¹ The statutory List is administered by Historic England, who currently hold 282 List entries in Haringey. Some List entries held by Historic England cover more than one building. Haringey's previously published figure (471) reflected the number of individual buildings covered by these Listings. For clarity, consistency, and ease of monitoring we are aligning our approach with Historic England.

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	

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

3.5.16 In November 2016 the Council consulted on six draft Conservation Area Appraisal and Management Plans covering the Tottenham High Road Historic Corridor. Final versions were prepared taking account of feedback received, and these were adopted in June 2017. The documents set out what makes each Conservation Area special, and include proposals for how the Conservation Areas will be managed in the future. Following the adoption of the 6 conservation area appraisals and management plans for the Tottenham High Road Historic Corridor, 2017/18 has seen work commence on a further 7 appraisals: Tower Gardens; Peabody Cottages; Trinity Gardens; Wood Green Common; Bowes Park; Muswell Hill; & Fortis Green. The draft appraisals and management plans for these conservation areas will be reported to Regulatory Committee later in the year for review and endorsement for public consultation.

3.5.17 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	

3.5.18 In Haringey, there are currently 17 buildings and historic structures and 5 conservation areas on the English Heritage at Risk Register (2016). The drinking fountain and cattle trough in Wood Green has been removed from the At Risk Register following comprehensive renovation works.

3.6 Sustainable transport

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

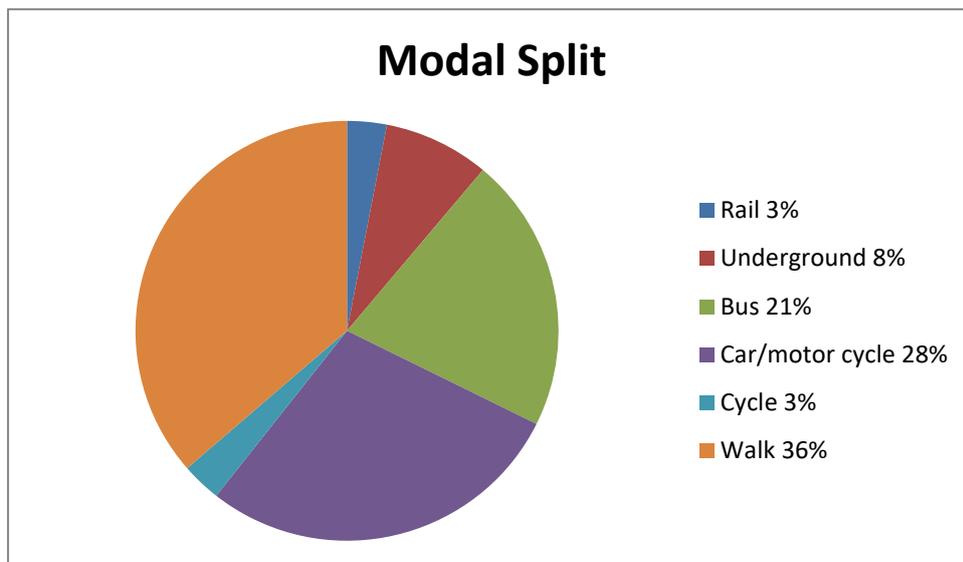
3.6.1 Haringey’s Local Plan seeks to promote more sustainable travel, in line with higher level policy, ensuring that all development appropriately exploits opportunities to encourage modal shift away from private vehicles towards greater use of public transport and active travel, including walking and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

Transport modes

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

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

Figure 3: Transport Modal Split



Travel plans

3.6.3 School Travel Plans and Personal Travel Plans both support parents, pupils and individuals to travel more sustainably, including to cycle. There are currently 67 schools with a School Travel Plan and the number continues to rise every year from 65 in the previous monitoring period.

Cycling Infrastructure

Parking

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

3.6.4 In the reporting year, a total of 24 ‘Sheffield’ cycle stands and 19 “Bikehangars” were installed across the Borough providing space for 138 bikes compared with 22 in the previous year giving a significant increase in cycle parking. Each Bikehangar provides secure parking for residents, with spaces for six bikes, and occupies less than one car parking space. Residents pay a small annual charge to LBH to use Bikehangars. Each facility is installed on a trial basis, and made permanent if successful. When the first four Bikehangars were provided, all the parking spaces were rented out within a week.

Cycle route improvements

3.6.5 As part of the Borough Cycling programme, Haringey has worked together with the Haringey Cycling Campaign (HCC) to identify improvements aimed at making the borough roads more permeable and safer for cyclists.

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

3.6.7 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).

3.6.8 There are currently 75 car club bays in operation in the Borough and the Council is in the process of completing a multi operators contract for additional bays and the statutory consultations for the proposed car club bays for the new operators is completed. There will be a total of 39 new car club bays to be installed.

- 3.6.9 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	

- 3.6.10 The council has a policy to promote the uptake of electric vehicles through the implementation of charging infrastructure in off street in public car parks and on street parking. We have 16 charging points in the Borough, the same as the previous year providing access to 21 charging bays, on street and in car parks and all the charging points are part of the Source London network which provides its members with access to over 1,400 charging points across London.

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

Strategic Transport Infrastructure

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

Local Implementation Plan

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

- 3.6.12 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.
- 3.6.13 TFL allocated £1.9m Local Implementation Plan (LIP) funding for transport projects in December 2017 for delivery in 2018/19. This will help fund the planning and delivery of cycle routes and improving walking in the borough through the development of a cycling and walking action plan. A priority project underway this financial year is the implementation of a LIP funded major project around White

Hart Lane station to increase capacity in anticipation of Tottenham Stadium re-opening to accommodate the additional journeys forecast.

- 3.6.14 The next LIP submission which is for three years from 2019/20 to 2021/22 is now being produced. The LIP will need to be submitted to TFL for approval in February 2019. Following approval, these funds will provide more investment for a range of transport projects and programmes. The amount available has yet to be announced by TFL.

Table 3.19: LIP Funding Investment

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

- 3.6.15 A new Transport Strategy which was adopted in March 2018. The new strategy outlines the overarching transport policy for the borough over the next 10 years. The strategy supports the council's planning service, the delivery of regeneration and will help secure vital investment to improve Haringey's transport system, in particular to enable more people to walk and cycle.

- 3.6.16 Further work undertaken in 2017/18 includes setting up a car club contract, managing car sharing initiatives and point to point car hire; supporting the use of electric vehicles, installing electric charging infrastructure and working with Transport for London (TFL) to develop a rapid electric charging network within the borough; and introducing a future dockless bike sharing scheme in the borough.

Crossrail 2

- 3.6.17 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.
- 3.6.18 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.
- 3.6.19 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.
- 3.6.20 Haringey's Local Plan provides sufficient flexibility to assist in facilitating delivery of the Crossrail 2 route options, ensuring this strategic infrastructure can be appropriately implemented to support growth and enhance sustainable transport options in the Borough. Crossrail 2, if approved, will transform access and capacity across much of the Borough and work continues with all parties to promote its introduction.

Tottenham Hale Station

- 3.6.21 The Tottenham Hale station redevelopment is scheduled for completion in 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

- 3.6.22 Electrification of the Barking Gospel Oak line commenced in the summer of 2016 with 4-car electric trains schedule to be in operation from 2018.
- 3.6.23 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.
- 3.6.24 The Council are also are 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	
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3.6.25 There was an additional 5,338 m2 of floorspace approved this monitoring year (net), the majority of which was for a new 25 consultation room GP surgery on the High Rd in Bruce Grove, and the refurbishment of Hornsey Town Hall. In terms of completed floorspace 2017/18 saw 8,651m2 (net) additional D1/D2 floorspace built out including a substantial proportion at Highgate Junior School and the Channing School for new educational accommodation.

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

Use Class	Floorspace m2						2017/18
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	
D1	1,966	3,976	-740	374	8,586	10,842	613
D2	47,780	949	1,481	138	901	81,990	4,725
Total	49,746	4,925	741	512	9,487	92,832	5,338

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 2017/18 the amount of CIL collected was £890,240 which was up significantly down £3,957,496 the previous year.

Table 3.21: Mayoral CIL Receipts in Haringey

Year	Amount Collected (Minus Administration Fee)
2012/13	£95,642
2013/14	£473,320

2014/15	£342,785
2015/16	£2,602,303
2016/17	£3,957,496
2017/18	£890,240

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 educational uses.

Table 3.22: Haringey CIL Collected and Liability Notices Issued

CIL Area (Ward)	LBH CIL Collected 1 st November 2014 to June 2018 (Neighbourhood Portion)	CIL Liability Notices Issued as at June 2018 (Neighbourhood Portion)
Alexandra	114,121.05 (17,118.16)	430,140.95 (64,521.14)
Bounds Green	278,440.68 (41,766.10)	1,014,301.85 (152,145.28)
Bruce Grove	6,941.97 (1,041.29)	46,415.97 (6,962.40)
Crouch End	256,690.90 (64,172.72)	3,266,512.58 (816,628.15)
Fortis Green	494,374.60 (74,156.19)	4,119,657.87 (617,948.68)

Harringay	1,621,746.15 (243,261.93)	3,137,888.41 (470,683.26)
Highgate	966,352.92 (241,588.22)	6,329,530.69 (1,582,382.67)
Hornsey	185,846.64 (27,876.99)	2,212,218.11 (331,832.72)
Muswell Hill	352,706.28 (52,905.94)	1,396,260.94 (209,439.14)
Noel Park	41,198.29 (6,179.74)	300,367.12 (45,055.07)
Northumberland Park	9,119.49 (1,367.93)	31,399.96 (4,709.99)
Seven Sisters	972.98 (145.95)	146,455.38 (21,968.31)
St. Ann's	3,376.32 (506.44)	305,578.98 (45,836.85)
Stroud Green	4,556.68 (683.50)	729,946.63 (109,491.99)
Tottenham Green	146,023.18 (21,903.48)	467,923.47 (70,188.52)
Tottenham Hale	15,168.34 (2,275.25)	706,892.00 (106,033.80)
West Green	31,816.35 (4,772.45)	282,662.66 (42,399.40)
White Hart Lane	6,654.75	446,772.33

	(998.21)	(67,015.85)
Woodside	325,744.71	781,377.96
	(48,861.71)	(117,206.69)
Totals	4,861,852.28	26,152,303.86
	(851,582.20)	(4,882,449.91)

3.7.7 This is the third full monitoring year where CIL has been in effect, and so this data is still new to the AMR. To date £4.8m 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 In 2017/18, the Council secured over £3.2 million in Section 106 funds. This is similar to 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.

3.7.13 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.

3.7.14 The table below shows the comparison of S106 contributions negotiated, and the actual contributions received and spent from signed S106 agreements within the past 7 financial years.

Table 3.23: S106 Negotiated, Received, and Spent in the Past 7 Years (£m)

Obligation Type	Negotiated (2011-2018)	Received (2011 – 2018)	Total Spent (2011-2018)	Actual Received (includes money agreed prior to 2011)	Actual Spent (Includes money agreed prior to 2011)
Admin & Monitoring	579,277.95	269,602.30	16,583.91	319,262.69	710,972.63
Education Pool	14,914,367.53	3,916,504.23	2,534,697.14	6,072,856.35	4,777,708.14
Open Space	4,793,845.28	599,791.95	61,200.00	505,791.95	165,671.05
Heartlands & Wood Green	80,000.00	80,000.00	80,000.00	80,000.00	
Environment – Site Specific	6,289,353.00	1,780,635.00	1,633,000.00	1,868,387.00	1,892,072.00
Traffic Mgt Order Amendment / CPZ	1,377,311.84	312,623.24	106,900.00	318,263.24	70,650.00
Highways	8,671,475.77	3,810,380.81	3,224,173.29	3,805,088.52	4,433,888.95
Misc – Spurs	735,000.00	-	-	-	-
Employment / Local Labour	2,352,998.71	918,863.68	559,854.00	913,523.68	559,854.00
Public Art	5,000.00	5,000.00	-	5,000.00	
Healthcare	500,000.00	-	-	-	-
Traders Financial Assistance (Wards Cnr)	144,300.00	-	-	-	-

West Green Rd Improvement Fund (Wards Cnr)	150,000.00	-	-	-	-
Off-site Affordable Housing	9,383,946.52	2,310,317.72	1,747,854.52	2,533,059.49	2,004,462.19
Travel Plan	407,000.00	80,234.00	-	51,234.00	
Carbon Offsetting	1,171,511.40	137,752.00	-	137,752.00	
S278				369,147.17	
Indexation				11,412.44	
Finance Team					68,114.08
	51,555,570.00	14,221,704.93	9,964,262.86	16,990,778.53	14,683,393.04

3.7.15 The spending of S106 funds during the period 2011 to 2018 is outlined in column 4 of the table above. The vast majority has been on Education, reflecting the recent School expansion programme and on Highways improvements to help cater for new development and site specific environmental mitigations.

Infrastructure Delivery Plan (IDP)

3.7.16 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.

3.7.17 The IDP is a working document that is reviewed periodically so that the Council can monitor progress on infrastructure delivery and have in place an up-to-date schedule of infrastructure requirements. The original IDP was prepared to support Haringey's submission Core Strategy (now Strategic Policies) DPD. Since then it has been subject in several partial reviews, with the last being in July 2016 to support the examination of the Local Plan.

3.7.18 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 2017/18 the Council decided 3,404 planning applications consisting of 32 major applications, 606 minor applications, 1,197 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	

Performance has been maintained at 100% and is top quartile in London for

4.1.2 Major Applications. The Council’s performance for Minor applications has improved and is top quartile in London at 98%. Other applications have also improved and are now also top quartile in London at 99%. Performance has improved even further in the latter part of the year and it is expected to be top quartile in all categories in the next financial year.

4.1.3 In 2017/18 a total of 32 major applications were decided compared to 35 in the previous financial year. It is expected that this figure will increase in the coming years. The average time of decision has increased from 185 to 233 days between these time periods, however all of these have been subject to planning performance agreements / extensions of time which are mutually agreed with applicants and encouraged in national guidance.

4.1.4 In 2017/18 606 Minor applications were decided which is a 9% increase on the 544 Minor applications decided during 2016/17. There is also a significant reduction in average decision time from 93 days to 68 days. During 2017/18, 1197 Other applications were also decided which is a 28% decrease on the 1671 Other applications decided during 16/17. The average decision time has reduced from 66 days to 57 days.

4.1.5 Performance on validation has increased from an average of 7 to 9 days, however this is a product of the Systems thinking approach where there is a delay before validation rather than before decision as reported in last year’s AMR.

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 2017/18, there were a total of 99 appeals on refusals decided by the Planning Inspectorate, with 39 appeals allowed (39.3%) and 60 appeals dismissed (60.7%). The proportion of appeals allowed in Haringey was a slight increase on the previous year (30.7%).

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 2017/18 - 843
- Enforcement notices served 2016/17 – 76

4.3.3 Improvement of the planning enforcement team is ongoing and performance has improved significantly over the year with notifications of decisions within the 8 week at 92%.

4.3.4 Further improvement of the Enforcement Service includes a plan to, amongst other things, make the service self-financing through proceeding with Proceeds of Crime Act (POCA) cases. These will be taken forward in the next financial year. The other key tenant of pursuing POCA is to reduce re-offending and also act as a deterrent to would be offenders.

5 Appendices

Appendix A: 5-year housing land supply

5.1.1 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. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.”

5.1.2 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.

5.1.3 The NPPF confirms that sites with planning permission should be considered deliverable until permission expires. Haringey's 5YHLS includes net additional dwellings at deliverable sites for the five-year period between April 2018 and March 2023. The Council has identified sites which meet these requirements and these include:

5.1.4 All sites for housing units under construction as at 31/03/2018 which are expected to complete within the specified five-year period (these developments include new build, changes of use to housing units and conversions);

5.1.5 All sites with planning permission where construction has not yet started as at 31/03/2018 which are expected to complete within the specified five-year period (these developments include new build, changes of use to housing units and conversions);

5.1.6 Sites where permission has been granted, subject to legal agreement, as at 31/03/2018 which are expected to complete within the five-year period and those with outline permissions;

5.1.7 Deliverable sites (i.e. without planning permission as at 31/03/2018 but where pre-application discussions have been held or masterplans prepared and consulted upon) likely to complete within the five-year period.

5.1.8 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 10,573 net additional units covering the five-year period from April 2017 to March 2022. This is composed of the constituent parts below.

5 years of 1,502 (7,510)

+ 1,301 (existing shortfall)

+20% (1,762)

5.1.9 The supply of new homes to be delivered between April 2018 and March 2023 is calculated at 10,644 net additional units. Overall, Haringey has a supply of housing land over the next five years to meet 5.03 years of its annualized housing target.

Table A1: Haringey 5YHLS 2018 – 2023

Sites within the Five Year Housing Supply	Total units	(2018/19 – 2022/23)
Sites with Planning Permission – COMMENCED ON SITE		
Clarendon Square (SA22) (HGY/2009/0503 & HGY/)	1,080	510
624 Tottenham High Road (HGY2009/1532 & HGY/2015/3102)	42	12
Apex House (SS6) (HGY/2015/2915)	163	163
Hale Wharf (TH9) (HGY/2016/1719)	505	505
Keston Centre (SA59) (HGY/2016/3309)	126	126
North of Hornsey Rail Depot (SA17) (HGY/2016/1573)	174	174
St Lukes Woodside House, N10 3JA (SA50) (HGY/2013/2379 & HGY/2016/0242 & HGY/2016/2106)	159	48
St Ann's Police Station (HGY/2015/3729)	28	8
500 White Hart Lane (HGY/2016/0828)	145	145
Hawes & Curtis (SA26) (HGY/2016/1807)	133	133
7 Bruce Grove N17 6RA (HGY/2012/0563)	13	13
5 Bruce Grove (HGY/2014/1041)	13	13
2 Chestnut Rd (HGY/2013/0155)	64	64
168 Park View Road, London N17 9BL (HGY/2015/3398)	12	12
191-201 Archway Rd (HGY/2015/2517)	21	21
Mono House, 50 - 56 Lawrence Road (SS2) (HGY/2016/2824)	47	47
255 Lordship Lane, N17 (HGY/2015/2321)	32	32
159 Tottenham Lane (HGY/2014/0484)	18	18
Cambridge House, 109 Mayes Road (HGY/2015/2994)	19	19
Zenith House, 69 Lawrence Road, N15 (HGY/2017/0981)	29	29
Small sites under construction	196	196
SUB_TOTALS		2,288
Sites with Planning Permission – NOT COMMENCED ON SITE		
Hale Village Tower (HGY/2006/1177)	253	253

Ward's Corner (HGY/2012/0915) (SS3)	163	163
St Ann's Hospital (SA28) (HGY/2014/1691)	470	470
Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval	40	40
Tottenham Hotspur Stadium (HGY/2015/3000)	580	580
Hornsey Town Hall (SA48) (HGY/2010/0500 & HGY/2017/2220)	146	146
1 Station Square (part TH4) (HGY/2016/3932)	128	128
67 Lawrence Road (SS2) (HGY/2016/1212)	76	76
45-63 Lawrence Road (SS2) (HGY/2016/1213)	80	80
Monument Way (TH10) (HGY/2016/2184)	54	54
Coppets Wood Hospital (SA54) (HGY/2016/3482)	80	80
Templeton Hall and Garages, 52 Templeton Road (HGY/2016/2621)	11	11
Land east of Cross Lane (HGY/2016/0086) Appeal	69	69
52-68 Stamford Road, N15 (HGY/2017/0426)	48	48
640-656 High Road, N17 (HGY/2017/1054)	33	33
163 Tottenham Lane, N8 (HGY/2017/2001)	24	24
Omega Works, Heritage Road, N14 (HGY/2016/3604)	13	13
Gisburn Mansions, Tottenham Lane, N8 (HGY/2017/0698)	12	12
1 st & 2 nd Floors, 522-528 High Road, N17 (HGY/2017/3176)	11	11
Small sites not started	371	278
SUB_TOTALS		2,569
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)	142	142
Station Square North (TH5)	213	213
Ashley Road South (TH6)	444	444
Ashley Road North (TH7)	147	147
Welbourne Centre (TH10)	244	244
High Road West (NT5) Part	1,200	600
Arena Design Centre (SA30)	40	40
Crusader Industrial Estate (SA31)	64	64
Omega Works (SA32)	30	30
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
Gonnermann Antiques (SA39)	37	37
Cranwood Care Home (SA51)	35	35
Park Grove & Durnsford Road (SA56)	160	160
LBH Civic Centre (SA5)	108	108
Green Ridings House (SA6)	106	106

16-54 Wood Green High Road (SA14)	334	334
L/B Westbury & Whymark Avenues (SA15)	20	20
L/A Coronation Sidings (SA25)	87	87
18-20 Stroud Green (SSA37)	63	63
460-470 Archway Road (SA38)	72	72
72-96 Park Road & Lynton Road (SA49)	41	41
Gourley Triangle (SS4) Part	191	60
North of White Hart Lane (NT6)	100	100
Fountayne Road (TH11)	113	113
Herbert Road (TH12)	66	66
Constable Crescent (TH13)	66	66
Red House, West Green Rd (SA57)	28	28
St John's Church N17	32	32
7—72 Shepherds Hill, N6	19	19
52-68 Stamford Road	45	45
Kwikfit, 163 Tottenham Lane	26	26
Haringey Professional Development Centre (SA58)	49	49
Small Sites	1,142	1,142
SUB_TOTALS		5,787
TOTALS		10,644

5.2 Appendix B: Housing Trajectory

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

Table B1: Housing Trajectory

Year	Past completions	Projected completions	London Plan target	Cumulative adjusted target
2011/12	1410		820	1314
2012/13	1290		820	1316
2013/14	501		820	1383
2014/15	640		820	1451
2015/16	660		1502	1530
2016/17	774		1502	1614
2017/18	1210		1502	1518
2018/19		1662	1502	1795
2019/20		2063	1502	1599
2020/21		2601	1502	1398
2021/22		2403	1502	1147
2022/23		2712	1502	626
2023/24		2619	1502	0
2024/25		2575	1502	0
2025/26		2486	1502	0

