

Authority Monitoring Report

2018-19

January 2020



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 2018 to 31st March 2019.

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.

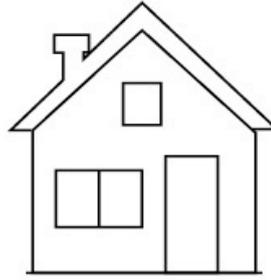
Consistent with previous AMRs, the 2018/19 report sets out information across 3 key areas:

- **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 on deciding planning applications**, appeals and enforcement.

Housing

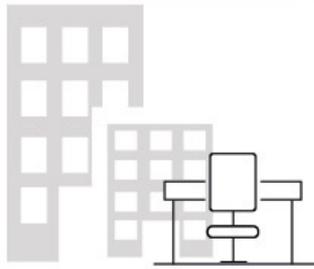


568 Homes Completed



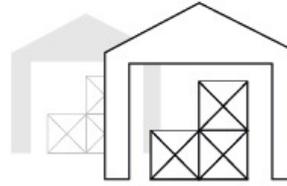
1,502 Target

Workspace



826 sqm Office Floorspace

Completions



1,672 sqm Community and other Employment Floorspace

Community Infrastructure



- ★ **Strategic CIL Collected:** £3.96m (inc admin)
- ★ **Neighbourhood CIL Collected:** £596k
- ★ **Planning Obligations Secured:** £11.72m

Town Centre Vacancy Rates



Town Centre Vacancy Rates	August 2018
Wood Green	5%
Crouch End	2%
Bruce Grove and Tottenham High Road	10%
Green Lanes	3%
Muswell Hill	3%
West Green Road/ Seven Sisters	10%
Finsbury Park (part)	0%
Tottenham Hale	0%

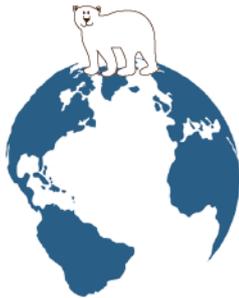
Design



25 Design Reviews Facilitated on Major Schemes

Successful Design Awards Held: Overall Winner - Alexandra Palace Theatre Restoration (64 entries received)

Carbon Management



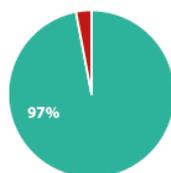
Haringey has the third lowest emissions in of our six neighbouring boroughs.

Since 2005, the level of per-capita emissions decreased in Haringey by 43% from 4.6 to 2.6 tonnes per person

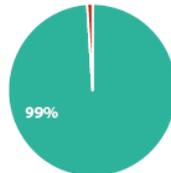
Development Management Performance



Major Applications Determined On Time



Minor Applications Determined On Time



'Other' Applications Determined On Time

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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 information on the implementation of the Local Development Scheme (LDS, the timetable for Local Plan documents); and the extent to which the policies set out in the Local Plan documents are being achieved.

1.2 The reporting period

- 1.2.1 This AMR covers the monitoring period 1st April 2018 to 31st March 2019. 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 2018/19 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 first AMR prepared since Haringey's Borough Plan 2019-23 was published. Where appropriate, the AMR references the monitoring of delivery against the Borough 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 their engagement in the planning process and be a useful tool for neighbourhood planning.
- 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 The AMR 2018/19 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 on deciding planning applications**, appeals and enforcement.

2 Plan making update

The following section responds to all five Borough Plan¹ priorities which reflects the importance of an up-to-date Local Plan that sets out how, when and where new homes, jobs and supporting infrastructure will be delivered.

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 [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 local studies and public consultation into the plan production process.
- 2.1.3 The Council's LDS was revised in November 2019. It sets out the work programme for the next reporting year. It will see the preparation of a new Local Plan, an Examination undertaken on the North London Waste Plan, and pre-submission consultation on the Wood Green Area Action Plan prior to Examination.
- 2.1.4 This updated LDS is also necessary to reflect work done in this reporting year on the North London Waste Plan including a pre-submission consultation from 1 March – 12 April 2019, and the additional Regulation 18 consultation (Preferred Option) undertaken on the Wood Green Area Action Plan in March 2018 and subsequent progress towards a pre-submission consultation taking into account consultation responses.
- 2.1.5 The following table shows the revised timetable for preparing the Local Plan documents.

Table 2.1: Timetable for Preparing the Haringey Local Plan

Development Plan Document	Stage	Timetable
Local Plan	Issues & Options consultation	March – May 2020
	Preferred Options consultation	October – December 2020
	Proposed Submission Local Plan consultation	April – June 2021
	Submission & Examination	July – December 2021
	Adoption	February 2022
Wood Green Area Action Plan	Issues & Options	February – March 2016
	Preferred Option 1	February – March 2017
	Preferred Option 2	February - March 2018

¹¹ www.haringey.gov.uk/local-democracy/policies-and-strategies/borough-plan

	Proposed Submission	February - March 2020
	Submission	May 2020
	Examination	October 2020
	Adoption	January 2021
North London Waste Plan	Publication Policies	March – April 2019
	Submission	August 2019
	Examination hearing	November 2019
	Adoption	June 2020

2.1.6 The following sections highlight progress made on the preparation of Local Plan documents.

2.2 Haringey's Local Plan

Strategic Policies, Site Allocations, Development Management, Tottenham Area Action Plan

2.2.1 Haringey's Local Plan comprising these Development Plan Documents (DPDs) was adopted by a resolution of full Council on 24th July 2017.

2.2.2 In this monitoring period the Council had a change in leadership and published a new Borough Plan. In order to help deliver on the commitments within this Borough Plan, and ensure the Local Plan is kept up to date, and reviewed within 5 years of adoption, it is the Council's intention to commence work on a new Local Plan which will encompass a full review of the existing adopted Local Plan documents incorporating the Strategic Policies, Development Management Policies, Site Allocations and Tottenham Area Action Plan (AAP). This will incorporate a wide range of subject matter including new and revised site allocations, retail and employment, housing, affordable housing, open space, leisure and culture, climate change, flooding, transport, air quality and biodiversity policies.

Wood Green Area Action Plan

2.2.3 In the 201/819 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 deliver housing and business space and strengthen the status of the Wood Green Metropolitan town centre.

2.2.4 It is expected that the council will consult on a revised version in early 2020. 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 AAP will also set out the Council's aspirations for its own land holdings in the area, including options for a new Civic Hub.

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 three designated forums in Haringey.

Highgate

2.3.2 The Highgate Plan was the borough's first Neighbourhood Plan to be adopted in July 2017 and it 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 in March 2018.

Crouch End

2.3.3 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 15 December 2015. The Council will continue to support the Forum in the preparation of its Plan which is ongoing.

Finsbury Park and Stroud Green

2.3.4 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.

2.3.5 A public consultation was held on this proposed Forum and Area in May-June 2018. The results of this consultation were reported to Cabinet in September 2018. The Council recommended that, subject to the removal of Finsbury Park from the Forum's boundary, the area and Forum be designated. Initial work by the Forum is now commencing.

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 Borough Plan priority outcomes, as appropriate.

3.2 Housing

The following section responds to Borough Plan Priority 1 Housing which reflects the need to provide a safe, stable and affordable home for everyone, whatever their circumstances.

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 based on previous and existing London Plan targets. Table 3.1 below shows Haringey’s annual housing delivery performance since 2011. For the period 2018/19 the total net completions was **644 homes**. This is circa 566 homes down on the previous year and 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 1,301 to 2,159 homes.

Table 3.1: Housing Delivery April 2011 to March 2019

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Conventional ² Completions (net)	709	746	461	636	606	741	1,176	568
Non- Conventional ³ (net)	646	492	-19	-40	0	-17	-16	25
Vacant homes brought back into use	55	52	59	44	54	50	50	51
Overall Completions (net)	1,410	1,290	501	640	660	774	1,210	644
Cumulative Completions	1,410	2,700	3,201	3,841	4,501	5,275	6,485	7,129
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)	1,502 (9,288)
Performance against target	590	1,060	741	561	-281	-1,009	-1,301	-2,159

3.2.2 In 2018 the Government published a revised version of the National Planning Policy Framework (NPPF). As part of the changes a new ‘Housing Delivery Test’ (HDT) was introduced to be implemented on a phased basis. Once fully implemented the HDT will have the following consequences:

- The publication of an action plan if housing delivery falls below 95% of a local planning authority’s adopted housing requirement over the previous three years;
- A 20% buffer on a local planning authority’s five-year land supply if housing delivery falls below 85% of the adopted housing requirement (this in effect would require the Council to find additional sites for an additional 20% of the housing requirement); and
- The ‘presumption in favour of sustainable development’ in the NPPF would apply automatically if housing delivery falls below 75% of the adopted housing requirement, once transitional arrangements have ended in November 2020. (It should also be noted that the presumption will apply if housing delivery falls below 25% of the housing requirement in November 2018 and 45% of the housing requirement in November 2019).

3.2.3 The Government published its 2018 HDT Measurement in February 2019. This indicated that the borough had delivered only 48% of its housing requirement in the preceding three years. Therefore, an Action Plan is required to be published. The Council published its Housing Delivery Test Action Plan in August 2019⁴, just outside of the monitoring period.

² ‘Conventional’ = normal homes

³ ‘Non-Conventional’ = e.g. student accommodation, hostels etc

⁴ www.haringey.gov.uk/housing-delivery-test-action-plan

2018/19 Completions in Detail

- 3.2.4 The gross residential development amounted to 724 homes over the year (excluding losses as a result of redevelopment). This netted to 568 conventional housing completions. 25 non-conventional homes were gained and 51 vacant homes were brought back into residential use. This resulted in **a net overall completion figure for the 2018/19 period of 644 homes.**
- 3.2.5 The 568 net conventional homes comprised 213 dwellings from 7 major development schemes that completed (i.e. developments delivering 10 or more homes).
- 3.2.6 Major developments that fully completed over the last year were:

Table 3.2: Major Scheme Completions over 2018/19

Scheme	Permission Type	Net Dwellings completed in 2018/19
Connaught House, 10-27, Connaught Gardens*	Full	17
St Lukes Woodside House (HGY/2013/2379)**	Full	52
Zenith House, 69 Lawrence Road (HGY2017/0981 and 0982)	Prior Approval	95
624 High Road, Tottenham (HGY/2009/1532)***	Full	12
5 Bruce Grove (HGY/2014/1041)	Full	14
St Anns Police Station (HGY/2015/3729)****	Full	8
13 Bruce Grove (HGY/2018/1119)	Full	15
Total		213

**Connaught House is a 26 homes scheme of which 17 completed in 2018/19.*

***St Lukes Woodside House is a 159 homes scheme. 58 homes were completed in 2018/19 and 101 in 2017/18.*

624 High Road is a 42 homes scheme of which 12 completed in 2018/19

St Anns Police Station is a 28 homes scheme of which 8 homes completed in 2018/19

- 3.2.7 Of the above major development schemes, most notable is the St Luke's Hospital scheme, which in total contributed 159 net homes in total to the borough's housing stock.
- 3.2.8 For the period 2018/19, the breakdown of completions by development type was as follows:

Table 3.3: Breakdown by Development Type 2018/19

Development Type	Permission Type	Net Homes	% of Total Net Homes	No. of Schemes
New Build	Full / Reserve Matters	147		33
	Lawful Development Certificate	0		0
		147	26%	33
Extension	Full / Reserve Matters	18		19
	Lawful Development Certificate	1		1
		19	3.3%	20
Conversion	Full / Reserve Matters	133		68
	Lawful Development Certificate	108		42
		241	42.4%	110
Change of Use	Full Planning Permission	34		12
	Prior Approvals	123		14
	Lawful Development Certificate	4		1
		161	28.3%	27
Totals		568	100%	190

3.2.9 As shown above, the bulk of all new housing were delivered via conversions (241 homes), reflecting the fact that there has been few major completions in this monitoring period and including a significant proportion delivered at Zenith House (95 homes) by way of prior approval conversion from office to residential. It should be noted that these prior approval homes were delivered at the expense of the potential loss of local jobs and employment opportunities. 147 new homes came forward through new build schemes including the completion of homes at St Luke's Hospital site.

3.2.10 As with previous years, there continues to be a significant number of new dwellings created through lawful development certificates – 113 net new homes through 44 schemes which is similar to last year. Again, these are developments over which the Council, if it has not intervened before a set period of time, has little control over.

3.2.11 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.

Housing Mix

3.2.12 Table 3.4 below provides the housing mix delivered by all conventional housing completed over the plan period to the end of March 2019. This shows the vast majority of new houses delivered are 1 & 2 bedroom dwellings (86%) and that there has been an overall loss in 4 or more-bedroom housing, with 206 family homes taken out of Haringey's overall housing stock in the past 8 years. This loss in family housing is in the main attributed to conversions and Certificates of Lawful Use. However, the losses in recent years have not been as high as 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 3.4: 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
2018/19	568	144 (26.4%)	224 (39.4%)	125 (22%)	68 (11.9%)	7 (1.2%)	1,134
Total	5,643	313 (5.5%)	2,280 (40.4%)	2,576 (45.6%)	680 (12%)	-206 (-%)	14,780

Densities

3.2.13 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.

3.2.14 Of the 7 major developments to complete in 2018/19, these range in densities from 65 dwellings/hectare to 405 dwellings/hectare. Public transport accessibility and the surrounding character play a significant part in the variations experienced.

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	

3.2.15 A total of **12 affordable homes** were built in 2018/19. The individual development schemes that delivered affordable housing last year were:

Table 3.5: Affordable Housing Completions in 2018/19

Scheme	Gross Affordable Homes Delivered	% of Affordable Housing Units by Scheme	% of Affordable Housing Habitable Rooms by Scheme
624 High Road, Tottenham	12	29%	33%

3.2.16 As shown above, only one scheme completed in 2018/19 contributed towards the provision of new affordable housing. This is due to the lack of major schemes completing in this monitoring period. In terms of pipeline supply, the borough has 7,848 homes in total, with 4,745 of these now recorded as started as of April 2019. This includes significant developments that are likely to complete before 31 March 2020 such as Apex House and Railway Approach which include affordable housing provision. This indicates that next years' figures for completions will be significantly higher.

3.2.17 Table 3.8 below provides a breakdown of affordable housing completions over the plan period to date by total net homes 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.

3.2.18 In 2018/19, 2.29% of all conventional housing completed was affordable. This reflects the high number of small conversions that completed this year relative to the unusually low number of larger schemes and new build developments completing.

3.2.19 Over the plan period to date (2011-2019), 33.5% of all conventional housing delivered has been secured as affordable housing. This percentage increases to 39.0% when taken on a habitable rooms basis, which is just below the policy requirement (40%), demonstrating that the Council is achieving a greater portion of larger dwellings as affordable homes.

Table 3.6: Affordable Housing Delivered Against All Housing Completed 2011 - 2019

Year	Total Net Homes	Total Hab Rooms	Gross No. of AH Homes	AH Hab Rooms	% of AH Homes	% 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%
2018/19	568	1,134	12	26	2.11%	2.29%
Totals	5,643	14,780	1,899	5,782	33.5%	39.0%

3.2.20 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 homes). Table 3.9 below therefore provides the breakdown of the portion of affordable homes secured on major developments over the plan period by both homes and habitable rooms basis. NB: Both the gross affordable housing homes and affordable housing habitable rooms differ from that provided earlier due to Council and registered provider-led affordable developments below the 10-home threshold, such as the Council's own home building programme.

Table 3.7: Affordable Housing Completions by Major Development Schemes 2011 - 2019

Year	Net homes all Majors	Habitable Rooms all Majors	Gross AH homes on Majors	AH by Hab Rooms on Majors	AH % by Homes	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%
2018/19	213	353	12	26	5.6%	7.36%
Totals	3,160	10,551	1,841	5,544	58.3%	52.5%

3.2.21 58.3% of new home completions within major developments in the borough have been provided as affordable homes over the plan period. This decreases to 52.5% on a habitable rooms basis, due to the mix on Intermediate products. This level of affordable housing has been achieved through a number of registered providers taking up 100% of these larger schemes as affordable as reported in previous monitoring years.

3.2.22 With respect to the tenure mix and size of the affordable housing secured in 2018/19, the breakdown is set out in Table 3.8 below. Given only one scheme completed with affordable housing, the result is that this year all affordable homes were of intermediate tenure.

Table 3.8: Affordable Housing Breakdown and Tenure Split 2011 - 2018

Tottenham AAP Area										
Year	Affordable Rent/ Social Rent Beds				Intermediate Rent Beds				Total Homes	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	
18/19	0	0	0	0	2	6	4	0	12	
Sub Totals	191	234	140	37	249	364	33	3	1,251	48:52
Rest of the Borough										
Year	Affordable Rent/ Social Rent Beds				Intermediate Rent Beds				Total Homes	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	
18/19	0	0	0	0	0	0	0	0	0	
Sub Totals	85	142	67	39	105	149	21	5	613	54:46
Total										
Totals	276	376	207	76	354	513	54	8	1,864	50:50
	935				929					

3.2.23 Over the plan period to date, the council has secured through new development 1,864 affordable homes, including 935 Social/Affordable Rent houses and 929 Intermediate Affordable homes.

3.2.24 The policy target for the affordable housing tenure split within the Tottenham AAP area is 40:60 in favour of intermediate. Currently the tenure split is 48:52, so weighted slightly more towards the intermediate than the social/affordable rented housing but not too far off target as to raise concern. For the rest of the borough the policy target tenure split is 60:40 across in favour of affordable/social rent. Currently the split is 54:46, so not significantly off either.

3.2.25 With regard to the home 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 households 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.

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

Table 3.9: Affordable Housing Tenure Split 2011-19

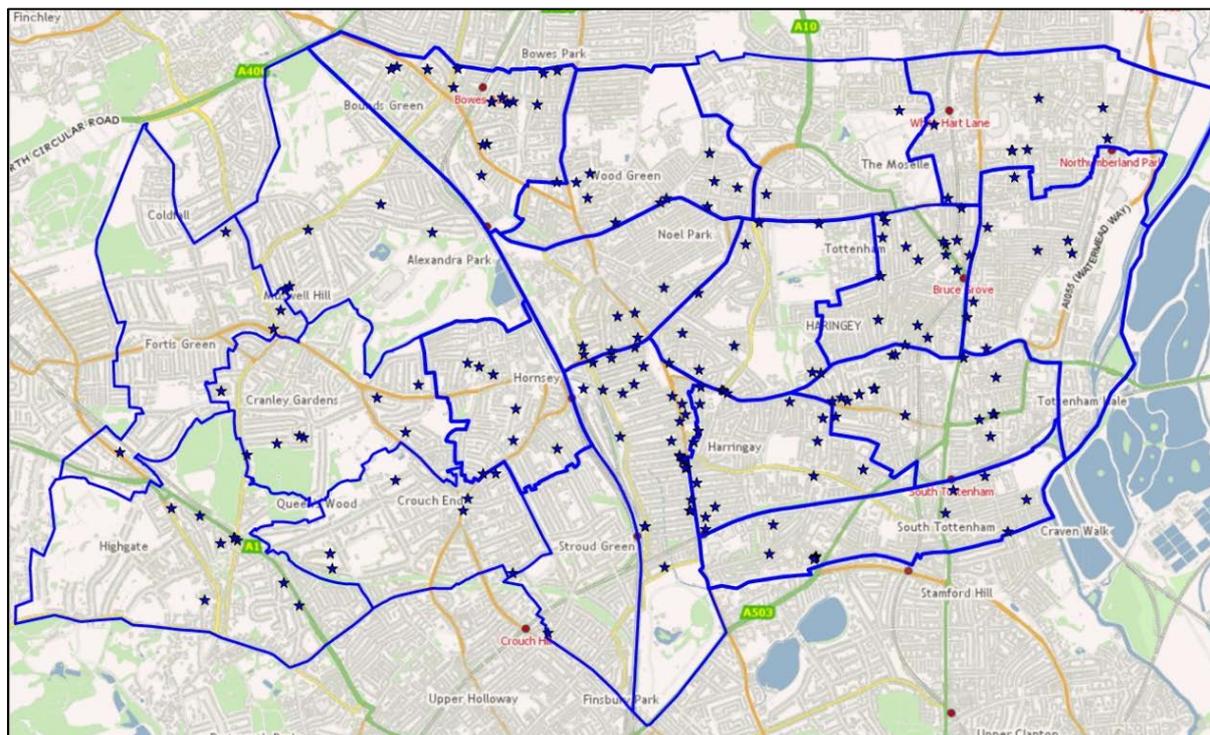
Year	Social Rent	Affordable Rent	Intermediate Inc. Shared ownership & Intermediate Rent	Total Affordable Housing Completions	Conventional Market Housing	Total All Conventional Housing Delivered
2011-12	189	0	269	458	251	709
2012-13	170	0	205	375	371	746
2013-14	38	9	84	131	330	461
2014-15	79	117	169	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
2018-19	0	0	12	12	556	568
Totals	558 (30%)	342 (18%)	964 (51%)	1,864	3,779	5,643

3.2.27 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% as Affordable Rented Housing and 51% as Intermediate.

Distribution

3.2.28 Map 1 below, shows the distribution of the new homes delivered over 2018/19 across the borough showing a higher proportion of homes delivered in the centre and east of the borough than the west, where there were relatively few.

Map 1: Distribution of housing completions 2018/19



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

3.2.29 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 Ministry of Housing, Communities and Local Government (MHCLG), which is based on Council tax records. The MHCLG figures are used by the GLA in its 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 2018/19 there were 51 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	

3.2.30 Of the housing completed during this monitoring year, 100% was on previously developed land or site allocations in line with the Plan’s approach to managing growth and protecting open spaces.

Housing supply

Objective / Policy	Indicator COI H6	Target	On Target
SP1 and 2	Number of homes 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.	

3.2.31 Paragraph 73 of the NPPF requires local authorities to ‘identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement... The supply of specific deliverable sites should in addition include a buffer’.

3.2.32 The Council monitors the supply of sites on an annual basis as part of the AMR review process and for this year, the Council’s supply is marginal with a supply of 5 years plus 91 units (5.03 years) taking into account the existing shortfall and appropriate buffers. Further details are set out in Appendix 1.

3.2.33 In addition to the 5 year supply of sites, paragraph 73 of the National Planning Policy Framework (NPPF) requires strategic policies to ‘include a trajectory illustrating the expected rate of housing delivery over the plan period’. A housing trajectory has been prepared, with further details set out in Appendix 2.

Gypsy and traveller accommodation

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

3.2.34 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.

3.2.35 There was no net addition to the stock of Gypsy and Traveller pitches over the reporting period.

3.2.36 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 “Planning Policy for Traveller Sites” published in August 2015. Once this work has concluded, the Council will review sites and options to meet any

identified need through the new Local Plan process.

3.3 Employment and town centres

The following section responds mainly to Borough Plan Priority 4 Economy which seeks a growing economy which provides opportunities for all our residents and supports our businesses to thrive.

Employment land management

3.3.1 The London Plan sets out 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 32,000sqm of floorspace	

3.3.2 In 2018/19, planning permissions resulted in a total net gain of 6,069sqm (net) 19,824sqm (gross) of employment (Class B1) floorspace across the borough. There was a net loss however of 8,824sqm of B2 (general industrial) floorspace; and a net loss of 9,802sq m of B8 (storage and distribution) floorspace.

Table 3.10: Losses and Gains in Employment Floorspace (B Use Classes) - Approvals

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
B1 (a,b,c) (Business) (sqm)	8,700	-30,986	-4,687	-4,605	-10,317	-3,252	-7,346	6,069
B2 (General Industrial) (sqm)	-20,200 (B2/B8)	-730 (B2/B8)	-1,101	-2,456	-90	-4,003	-3,281	-8,824
B8 (Storage & Distribution) (sqm)			1,717	-564	-334	-3,940	-8,330	-9,802
Yearly +/-	-11,500	-31,716	-4,071	-7,625	-10,741	-11,195	-18,957	-12,557

3.3.3 The majority of new B1 (office) floorspace consented was on four major sites. These were the Chocolate Factory Scheme (HGY/2017/3020) delivering 466sqm, Haringey Heartlands (HGY/2017/3117) 3,282 sqm, Bernard Works (HGY/2017/3584) 1,117 sqm and at 1 Cline Road (HGY/2018/0258), 3,131 sqm. In association with these gains however there was a resulting loss on these sites of their formal industrial B2 and B8 uses, with a loss of 682 sqm of B2 floorspace at 1 Clyne Road, and losses of 4,518sqm of B8 at Haringey Heartlands and a loss of 2,019 sqm at Bernard Works. This reflects the changing nature of workspace within the borough moving from industrial and warehousing to a more office / workspace and creative industries economy, coupled with mixed use redevelopment on these old industrial sites. Additionally of note was the loss of 6,025sqm of B2 floorspace on the Ashley Gardens site (HGY/2017/2045), but there is gain of 1,211 of new flexible commercial floorspace. In this regard it is also important to note the employment densities on the new B1 floorspace will be much higher than those on the traditional B2 and B8 floorspace.

3.3.4 In terms of completions of new floorspace there were:

- 826 sqm of B1 (office) floorspace completed (gross)
- 502sqm of D1 (non-residential institutions) floorspace completed (gross)
- 1,170 sqm of sui generis (not fitting into a use class) floorspace completed (gross)

3.3.5 Of these completions, the majority of the B1 and Sui Generis floorspace was for the new ticket office and administrative buildings associated with the Tottenham Hotspurs F.C stadium development.

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	

3.3.6 There was a net loss of retail floorspace this year of -617sqm, compared to a small gain last year. This is primarily down to incremental losses through changes of use to non-retail including D1 (non-residential institutions) and D2 community uses, and some losses via prior approval to residential which resulted in the gain of 14 homes. Over the plan period to date (2011 – 2019) 26,581sqm 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 Hotspur F.C redevelopments, including a large format supermarket in the area.

Table 3.11: Change in A Class (Retail) Floorspace - Completions

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Change in Floorspace (Completions)	2,086	153	-2,643	23,601	-50	-48	3,482	-617

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

3.3.7 Prior approvals were granted that will result in a loss of 1,195sqm of office space on 8 schemes within the monitoring period. Should all these be built out, this will yield 29 homes. During the monitoring year 8 prior approval for office to residential conversions completed. This resulted in the loss of 4,529sqm of office floorspace and the creation of 109 homes.

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	

3.3.8 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.

3.3.9 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.

3.3.10 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 3.12: Vacancy Rates in Haringey Town Centres

Town Centre	August 2018
Wood Green	5.42%
Crouch End	1.99%
Bruce Grove / Tottenham High Road	9.80%
Green Lanes	3.05%
Muswell Hill	3.00%
West Green Road / Seven Sisters	10.20%
Finsbury Park (part)	0%
Tottenham Hale	0%

Managing the retail offer and overconcentration of uses

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

3.3.11 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 (uses which don't fit into the standard categories), such as Nail Salons and Laundrettes, has increased the proportion to just over 44%. It should be noted that with national Permitted Development rights, A1 use classes can now change to A2 (financial and professional services) without planning permission, and A3 (restaurants and cafes), B1(a) (offices) and D2 (community) 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 retailing centres and towards leisure and cultural destinations. The Local Plan Policies take this into account and allow for exceedances of these policy limits where a proposed use would contribute to a centre's 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 its likely trade draw. As Wood Green's figure is significantly below the other centres' this reflects upon its 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.

3.3.12 Since the August 2018 surveys on the proportion of hot food takeaways and betting shops were undertaken and reported in the previous AMR, no further surveys have been undertaken, and therefore this is not reported in this year's AMR.

Table 3.13: Percentage of Primary and Secondary Frontages in Non-Retail Use

Town Centre	% Non-Retail Primary Frontage	% Non-Retail Secondary Frontage
Wood Green	21%	56%
Crouch End	44%	54%
Bruce Grove / Tottenham High Road	45%	38%
Green Lanes	43%	44%
Muswell Hill	37%	43%
West Green Road / Seven Sisters	33%	36%
Finsbury Park (part)	100%*	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 for monitoring the performance of the centre.*

Community and Leisure Infrastructure

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

- 3.3.1 There was an additional 3,750sqm of floorspace (net) approved this monitoring year (net), the majority of which was for new educational floorspace as part of the Berol Yard scheme on Ashley Road (HGY/2017/2044). In terms of completed floorspace 2018/19 saw 231sqm (net) additional D1/D2 (non-residential institution / community) floorspace built out including a new synagogue at 43 Groveland Road. There was however no major new community floorspace completed.

Table 3.14: Net Losses/Gains for Use Class D1 (non-residential institution) and D2 (community) Based on Permissions

Use Class	Floorspace sqm							
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
D1	1,966	3,976	-740	374	8,586	10,842	613	4,426
D2	47,780	949	1,481	138	901	81,990	4,725	-676
Total	49,746	4,925	741	512	9,487	92,832	5,338	3,750

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 Borough Plan Priority 3 Place which seeks strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green.

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 Lee 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 monitoring 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 22 parks maintained to Green Flag Standard including 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. Green Flags were also awarded to Highgate Wood (managed by the Corporation of London), Alexandra Park (run by the Alexandra Park and Palace Trust) and Tottenham Marshes (run by the Lee Valley Regional Park Authority) - bringing the total Green Flag parks in Haringey to 25.

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 policies both within the Development Management DPD and the Tottenham Area Action Plan.

3.4.7 The Highgate Neighbourhood Plan has designated a number of Local Green Spaces (LGS) 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 the 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 SSIs, 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.

Waste management

- 3.4.14 Haringey is committed to the sustainable management of waste, in line with national and regional policy, through prioritising waste reduction, re-use and recycling.
- 3.4.15 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	

- 3.4.16 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 2018/19, 8.5% 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	

- 3.4.17 Household recycling rates in Haringey have shown improvement in recent years, with a high of 30.2% of household waste recycled or composted in 2018/19, which was up from 21% in 2006/07. This is consistent with the last three monitoring years of 32% in 2015/16, 36.1% in 2016/17 and 33.2% in 2017/18. The NLWA is working with partners to address this shortfall.

- 3.4.18 Notably 100% of residents from the constituent NLWA boroughs continued to receive a door-to-door or communal recycling service. Through the Waste Prevention Programme, delivered with the NLWA, an estimated 10,000 tonnes of waste per year is avoided across the north London area. The programme includes a Waste Prevention Community Fund to support innovative prevention projects from non-profit third sector organisations.
- 3.4.19 £3,500 has also been awarded to community groups across Haringey so far this year, for initiatives that promote and increase awareness of reuse and recycling. This funding, from the Council's contractor Veolia, has supported 5 sustainability projects in Tottenham, Wood Green and Crouch End.
- 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 underwent Pre-Submission consultation in Q1 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 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.

The following section responds to the Council's declaration of a Climate Emergency and the need to manage the impact of growth by reducing carbon emissions across the borough.

Carbon management

- 3.4.26 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	

- 3.4.27 The data shown is from the 2016 carbon emissions statistics published in the summer of 2018 (UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2016, BEIS). Due to the complexity of the data collected by the Government, there is always an approximate 2-year delay from actual performance to publication. Haringey's overall emissions decreased by 5.4 per cent between 2015 and 2016 - falling from 771 kilo tonnes (Kt) in 2015 to 710 Kt in 2016. 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. Since 2005, the level of per-capita emissions decreased in Haringey by 43%, from 4.6 to 2.6 tonnes per person.
- 3.4.28 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	

3.4.29 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. In January 2017 the Council decided to take forward a Council-owned District Energy Network to support carbon reduction whilst delivering growth and regeneration in North Tottenham

Figure 1: The stages of District Energy Networks in Haringey.



3.5 Design and conservation

The following section responds to Borough Plan Priority 3 Place which seeks a culturally engaged place and to strengthen the borough’s cultural heritage.

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) paragraph 129 and the newly-published National Design Guide. 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 Frame Projects was appointed by the Council to manage the panel, and following competitive tender, reappointed in May 2017. The Chair reports QRP advice to both the applicant and Haringey’s planning officers. When a planning application is

made, the QRP Reports are included in the planning officers' report to Planning Sub-Committee, along with a description of responses by the applicants to the panel's comments. Member's comments in committee show that QRP observations are treated with particularly high respect in informing their decisions. Further details on the panel can be found on the QRP web page of the [Council's web site](#)

- 3.5.3 The number of reviews has dropped somewhat in the last year, with 25 reviews held in this reporting period (April 2018-March 2019), compared to 43 in calendar year 2018 and 49 in 2017. The trend has probably been rising to a peak in 2017 and now falling away, but with indications that demand for reviews is picking up again, with a large number of potentially influencing factors to which the property industry is particularly subject. In the year ahead it is anticipated there will be ongoing reviews on details of major schemes previously approved in Tottenham Hale, North Tottenham and Haringey Heartlands, plus the remaining allocated sites in these areas, the "Haringay Warehouse District" in the south of the borough, the major housing development at St Ann's Hospital and sites within the revised draft Wood Green AAP.

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, 2016 and most recently in 2018.

- 3.5.5 Last year's awards were a great success, with entries invited in May, shortlisting of the 64 entries received down to a shortlist of 25. These were all visited by our independent judging panel of Paul Karakusevic (Founding Partner, Karakusevic Carson Architects), Deborah Denner (principal of Frame Projects), Hari Phillips (founded Bell Phillips Architects), Joyce Rosser (secretary of Tottenham Conservation Areas Advisory Committee) and Josette Josseaud (student at the Haringey Sixth Form College). The awards were announced at a ceremony in the Moselle Room at Tottenham Town Hall on 11th October. The winners in each category were:

- Best Conceptual Project: Tottenham Hale Green and Open Spaces Strategy
- Best Construction: TEN87 Studios
- Best Non-Residential: Highgate Junior School
- Best Residential: Harvey Road
- Best House: Pinnacle N10
- Best Restoration; Blue House Yard
- Best Regeneration; Alexandra Palace Theatre and

- Best Urban Design: Woodside Square

3.5.6 The Overall Winner was then announced as the Alexandra Palace Theatre, by architects Feilden Clegg Bradley Studios for Willmott Dixon and Alexandra Palace & Park Charitable Trust (APPCT). As well as celebrating great buildings and places, the awards help develop links with stakeholders, and bring together local people, architects, developers and planners to participate in wider discussions and debate around design. We will continue to promote thoughtful and exciting design in Haringey through policy such as the Haringey Development Charter, the Design Awards, QRP and by demanding high design standards throughout the borough. Further details can be found on [our website](#).. The next awards will be held in October 2020, and the winners will be reported in a subsequent AMR.

Haringey Development Charter

3.5.7 The Development Management DPD established 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.

3.5.8 An Urban Characterisation Study (UCS) (2015) and a Tall Building Location Validation Study (2015) were prepared as evidence to support the Local Plan. In addition to informing plan preparation, the studies function as 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	

3.5.9 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.

3.5.10 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 3.15: 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

3.5.11 The Council will continue to seek the protection of strategic views when considering planning applications. No applications were approved that harmed this view in 2018/19.

3.5.12 Haringey’s Development Management DPD sets out policies to protect identified locally significant views and vistas, as per policy DM5. There was one application approved which may negatively affect these views in 2018/19. This was on the on land at Haringey Heartlands (HGY/2017/3117). This development would partly block some long distance views of Alexandra Palace. However it was found that overall the harm would be less than substantial and the other benefits of this proposed development including positive townscape benefits would outweigh this less than substantial harm to the protected view.

Historic Environment

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

- 286⁵ Statutory Listed Buildings of Architectural or Historic Interest
- Over 1150 Locally Listed Buildings of Merit
- 28 Conservation Areas
- 2 Historic England 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	

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

⁵ 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 (CAAMPs) completed	100% of Conservation Areas to have a CAAMPs 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 2018 the Council consulted on four draft Conservation Area Appraisal and Management Plans for Bruce Castle, Tottenham Cemetery, Tower Gardens and Peabody Cottages Conservation Areas. Final versions were prepared taking account of feedback received, and these were adopted in June 2019. 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 4 conservation area appraisals and management plans 2018/19 has seen work commence on a further 7 appraisals: Trinity Gardens, Wood Green Common, Bowes Park, Muswell Hill, St Ann's, Lordship Lane and Clyde Circus Conservation Areas. The draft appraisals and management plans for these conservation areas will be reported to Regulatory Committee later in 2020 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 are out-of-date and require urgent reviewing and updating. These areas have been reviewed and updated and the Council is going to consult on the new Article 4 directions in late 2019 / early 2020.

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 14 buildings and historic structures and 5 conservation areas on the Historic England Heritage at Risk Register (2019) (in 2018 we had 16 entries) . Properties at 744 High Road (Warmington House) and 62 Monument Way have been removed from the At Risk Register following comprehensive renovation works.

3.6 Sustainable Transport

The following section responds to Borough Plan Priority 3 Place which includes bringing about a shift from car use to walking and cycling, reduce air pollution and improve connectivity around the borough.

- 3.6.1 Haringey's Local Plan seeks to promote more sustainable travel 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	More than the national average	

- 3.6.2 Public transport accounted for 36.9 per cent of trips in 2017 (the most recent year where data is available), up from 28.1 per cent in 2000. Over the most recent year, the private transport mode share remained relatively stable, down by 0.1 percentage points compared with 2016. The mode share for public transport trips in London remains higher than for private transport – continuing the situation first seen in 2013. This highlights the large shift in how people travel around London over recent decades, given that in 1993 the public transport mode share was less than half the private transport mode share. Cycling and walking mode shares remained constant in 2017, at 2 per cent and 25 per cent respectively.
- 3.6.3 Over the longer term, the decrease of 11.4 percentage points between 2000 and 2017 in the private transport mode share in terms of journey stages is equivalent to a decrease of 10.8 percentage points in terms of trips. Similarly, the public transport mode share, which increased by 10.6 percentage points in terms of journey stages, increased by 8.9 percentage points in terms of trips since 2000 (note that public transport trips typically involve more than one stage).
- 3.6.4 School Travel Plans and Personal Travel Plans both support parents, pupils and individuals to travel more sustainably, including to cycle. There are now 65 schools with School Travel Plan accreditation - 14 bronze, 10 silver and 40 gold and one Engaged. Many have been awarded special recommendations by TfL to honour their dedication and additional work related to road safety and school travel.

Cycle parking

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

- 3.6.5 In the monitoring year, a total of 14 ‘Sheffield’ cycle stands and 9 “Bikehangars” were installed across the borough providing space for 82 bikes compared with 132 in the previous year and 22 in 2016/17 giving a significant increase in cycle parking overall. 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 the Council to use Bikehangars. Each facility is installed on a trial basis and made permanent if successful. Outside of the monitoring period, TfL announced in July 2019 £2.5m funding for additional cycle parking to meet demand across London and the Council has been looking at ways to utilise this.

Cycle route improvements

- 3.6.6 As part of the borough cycling programme, Haringey has worked together with the Haringey Cycling Campaign (HCC) and TfL to identify improvements aimed at making the borough roads more permeable and safer for cyclists. Outside of the monitoring period, the Council is also working with TfL to secure extra resource to work on cycle route design.
- 3.6.7 In 2018/19 cycle improvements delivered included works on Philip Lane between Napier Road and Tottenham Bus Garage (both directions to introduce “wand orcas with pole cones and mini orcas” which provide a cycle way on the road.

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

- 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 44 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). It is a floating model, which means 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. Outside of the monitoring period in July 2019, the Council’s Cabinet approved extending the DriveNow contract and bringing in an additional supplier, Zipcar, with contracts in place from October 2019.

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 off street in public car parks and on street parking. The Council installed 38 new charging points in late 2018 across the borough, shown in the table below. Blue Point London will install and manage all standard charging units. These points are publicly accessible and will make up the Source London network. They will be accessible to Source London members and all other users on a pay-as-you-go basis. We now have 54 charging points in the borough, up from just 16 the previous year.

Table 3.16 Charging Point Infrastructure 2018/19 additions

	Road name	Existing or new site	Locations	No. of charging points
1	Waldeck Road, N15	Existing	East side, at the side of no. 133 Langham Road	2
2	Buckingham Road, N22	New	Opposite no. 3 and 4	3
3	High Road, N22 (A105)	New	Outside no. 16 and 20	2
4	Hillfield Park, N10	New	South side, at the side of no. 80 Muswell Hill Broadway	3
5	Lansdowne Road, N17	New	Outside BronHill Terrace	3
6	Lawrence Road, N15	New	West side, opposite Studio 28	3
7	Priory Road, NS	New	North side, opposite no. 151 and 153	3
8	Rutland Gardens, N4	New	South side, outside no. 2	2
9	Stanhope Road, N6	New	Outside no. 23	3
10	Suffield Road, N15	New	Westside, at the side of no. 13 West Green Road	2
11	Talbot Road, N15	New	East side, at the side of no. 37 Broad Lane	3

12	The Avenue, NS	New	Southside, near the junction with Alexandra Road	3
13	Tintern Road, N22	New	East side, near the junction with Lordship Lane	3
14	West Green Road, N15	New	Opposite no. 1-20 Barker House	3

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	

3.6.11 The Local Implementation Plan (LIP) forms the basis for the Council's transport projects. In 2019, TfL approved Haringey's 3-year LIP. This LIP (known as LIP3) runs from 2019-2022 and sets out a programme of projects which support physical renewal and improvement of the borough's transport infrastructure alongside softer measures to engage with wider safety, health and environmental objectives including air quality through support for more walking and cycling including for local businesses.

3.6.12 The table below shows interventions and outputs achieved through the previous LIP programme in 2018/19 to help improve the borough's transport and pedestrian infrastructure.

Table 3.17 LIP Programme 2018/19 Interventions and Outputs

CYCLING			
Cycle parking facilities installed	Number of on-street spaces	82	<p>Sheffield stands: - 4 stands (8 spaces) installed between 200 - 204 Philip Lane N15; 4 stands (8 spaces) installed on West Green Road N15 by Downhills Park entrance; 6 stands (12 spaces) installed on Salisbury Rd N4 by St Ann's Rd.</p> <p>Bikehangars:- 1 x Bikehangar (6 spaces) installed opposite 23/25 Belmont Avenue N17; 1 x Bikehangar (6 spaces) installed on Carlingford Rd N15 jct Stanmore Rd; 1 x Bikehangar (6 spaces) installed on Crossfields Rd N17 by Downhills Park Rd; 1 x Bikehangar (6 spaces) installed outside 3 Endymion Road N4; 1 x Bikehangar (6 spaces) installed outside 274 Ferme Park Rd N8; 1 x Bikehangar (6 spaces) installed on Grove Park Rd N15 jct Beaconsfield Rd; 1 x Bikehangar (6 spaces) installed opposite</p>

			2 Mattison Rd N4; 1 x Bikehangar (6 spaces) installed outside 216 Sirdar Rd N22; 1 x Bikehangar (6 spaces) installed outside Townsend Rd N15.
New or upgraded on-carriageway segregated routes	Kilometres	0.56	Philip Lane between Napier Rd and Tottenham Bus Garage (both directions) - introduction of wand orcas with pole cones and mini orcas.
Number of junctions treated to improve cycling	Number	3	West Green Rd jct Green Lanes; Westbury Avenue jct Lordship Lane; Burgoyne Rd jct Wightman Rd.
WALKING			
Protected crossing facilities provided (e.g. refuges, zebra crossings, pelican crossings etc)	Number	6	New Zebra crossings - Westbury Avenue by Willingdon Rd; West Green Rd by Kirkton Rd; Wightman Rd by Allsion Road; Wightman Rd by Pemberton Rd. Improved push button pedestrian crossings - Wighman Rd by Hampden Rd and Wightman Rd by Fairfax Rd. Upgraded zebra crossings - Coppetts Rd by Wilton Rd; Coppetts Rd by Greenham Rd; Shepherds Hill by Montenotte Rd; West Green Road jct with Avenue Road.
Guardrail removal	Metres	95.00	54m on West Green Road jct Avenue Rd N15. 23m on Wightman Rd N4/N8. 18m on Park Rd jct Middle Lane N8.
Street clutter removal	Number	99	87 bollards/signs removed on Wightman Rd N4/N8. 7 bollards removed on Middle Lane. 4 bollards removed on West Green Road.
ROAD SAFETY AND PERSONAL SECURITY			
Education and training interventions (e.g. theatre in education or pedestrian training)	Number of events	6	Junior Citizens 37 schools 1800 pupils TIE to 13 secondary schools with 2808 students attending and 47 adults TIE 10 Junior schools to 2070 pupils. 15 visits to children centres and nurseries to deliver road safety sessions to 500 parents. Celebration Event & JTA delivered training

			sessions to 22 schools 150 pupils and 30 teachers. SDSA 1700 pupils
Number of children receiving pedestrian skills training	Children	577	As part of school walking relay in October walk to school month 40 schools plus one school Pedestrian training March 30 pupils
SMARTER TRAVEL			
Number of smarter travel promotions (e.g. Number of events during Bike Week)	Number of schools	105	Schools in the borough receive intervention information and resources eg Walk to school week packs, newsletters, competitions, STARS training,
	Number of workplaces	4	LBH events at RPH: Walk More week, Car Free Day, Clean Air Day, cycle to work day.
	Number of events	30	<ul style="list-style-type: none"> •Bike week 10 schools park to park 130 people •Saddle and Sole festival = approx 2000 people •Celebrating STARS Event 130 pupils/staff •SDSA - 1700 pupils •Homes for Haringey estates x 3 1 event supporting electric vehicle promotion •Smarter travel support with borough partnerships and groups x 15 •school events x 5 - Walk to school week resources to 65 schools •Walking Relay around borough = 40 schools 547 pupils/staff •Moving Up Transition to YR 7 – 3000 Pupils
ENVIRONMENT			
Car club bays implemented or secured by the borough	Number on-street	44	2 x Floating car club contracts and TMOs for these completed and implemented. 44 Sites for standard car clubs have been assessed for 4 multi- operators car club contracts.
	Number off-street	0	
Crossing upgrades (e.g. Pedestrian crossing where facilities have been provided for disabled people)	Number	28	28 informal pedestrian crossing points along Wightman Rd have been upgraded, improvements include kerb-buildouts/raised entry tables, new tactile paving.

FREIGHT AND CONTROLLED PARKING

New zones implemented	Number	7	
Waiting and loading reviews	Number	0	

3.6.13 The LIP 2019/20 to 2021/22 funding will provide more investment for a range of transport projects and programmes. TfL has allocated Haringey £1.89m each year for the next three years. TfL has also allocated £100,000 per borough to support local transport initiatives. This additional funding is known as the 'Local Transport Fund' or 'LTF'. The projects identified for 2019/20 are shown below.

Table 3.18: 2019/20 LIP Schemes

Indicative Annual Programme of Schemes 2019/20 Haringey 19/20 delivery plan		£k
Local Safety Schemes (LSS) – Reactive measures	Responding to safety issues which were not foreseen but require urgent attention.	55
LSS – Bruce Grove/The Avenue/Mount Pleasant Road	New zebra crossing by this junction and traffic calming measures	80
LSS – Ferme Park Study	Explore traffic calming measures for possible implementation in year 2 and 3	30
LSS – Green Lanes study	Redesign signalised junction in accordance with recommendations from the 2018 Haringey Green Lanes study	300
Traffic Calming & Community Streets (TCCS) – 20mph complimentary measures	Installation of signage and markings	30
TCCS – The Avenue N17 area	Traffic calming measures	125
TCCS – Wood Lane area	Traffic calming measures	20
Walking & Cycling (WC) – Bounds Green tube junction	Bounds Green Tube Pedestrian improvement study implementation - Redesign junction	35
WC – High Road N22 Bounds Green Road study	Signalising the junction	35
WC – Cycle parking (12 bike hangars p/a)	Delivery of Cycle hangars	70
WC – Westbury Avenue	Traffic calming measures	80
WC – Improving cycling permeability		40
WC – Local cycle measures		60
WC – Local pedestrian improvements		40
WC – Lordship Lane/Downhills Way	Extend push button crossing facilities on 3 arms of the junction from one arm.	200
WC – New cycle routes improvement measures	Quietway route implementation	30
WC – schools programme	Delivering school crossings and delivery of ‘School Streets’	40
Smart Travel (ST) – cycle training		86
ST – Active travel		299

Innovations (IN) – shared and electric mobility innovations	60
Liveable Neighbourhood (LN) – liveable neighbourhood contribution	150
Public Transport (PT) – Haringey bus review	35
LTF – Local Transport Fund	100
Total	2,000

- 3.6.14 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.

Rail Investment and Improvement

- 3.6.15 Electrification of the Barking Gospel Oak line commenced in the summer of 2016 with 4-car electric trains to be introduced to provide additional capacity. The Gospel Oak to Barking line reopened on Monday 15 January 2018 following the installation of new overhead electric lines and equipment by Network Rail.
- 3.6.16 The Council has worked 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 and has delivered a new bridge and platform at Northumberland Park with step free access, supporting our growth ambitions for North Tottenham. The enhancements were substantially completed in May 2019.

3.7 Infrastructure funding and delivery

The following section responds to Borough Plan Priority 4 Economy to take account of how people feel about the way their local areas are changing through bringing in external funding from S106s and CIL.

- 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 Council has collected CIL on behalf of the London Mayor since 1 April 2012 when his CIL took effect. In 2018/19 the amount of Mayoral CIL collected was £2,603,145 which was up significantly up on the £890,241 the previous year. CIL Regulation 62(2) means that the Council is not formally required to report on collection of the Mayoral CIL as this is done by the Mayor⁶.
- 3.7.3 The Community Infrastructure Levy Regulations 2010 allow local authorities to introduce a CIL Charging Schedule to charge rates on new development to help pay for supporting infrastructure. CIL generally replaces Section 106 contributions, except in relation to affordable housing, employment and skills and on site mitigation measures, as set out in the Council's Planning Obligations Supplementary Planning Document (SPD) and Regulation 123 List.
- 3.7.4 Haringey's CIL was adopted by a decision of Full Council on 21 July 2014. It has been implemented from 1 November 2014, with all applications for qualifying development decided on or after this date liable to pay the levy.
- 3.7.5 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.
- 3.7.6 The Council is required under Regulation 34(5) of The Town and Country Planning (Local Planning) (England) Regulations 2012 to replicate the information in its CIL Annual Report in the AMR. The Council's CIL Annual Report is published at the end of the calendar year covering the previous financial year⁷.

⁶ www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy

⁷ www.haringey.gov.uk/cil

- 3.7.7 The full information from the Council's Annual CIL Reports 2014/15 – 2018/19 is replicated in Table 3.18 on the next page.
- 3.7.8 £1.9 million of Strategic CIL has been spent on Bounds Green Primary School in 2016/17.
- 3.7.9 With regards to Neighbourhood CIL (NCIL), under the CIL regulations, 15% of money collected from new development must be spent on infrastructure provision in the local area in which the development takes place, this is referred to as the 'neighbourhood portion'. This rises to 25% where there is an adopted Neighbourhood Plan for an area, the only one in the borough being Highgate Neighbourhood Plan at the moment. No NCIL has been spent to date.
- 3.7.10 The Council sought initial views from residents and businesses in October-November 2018 to help identify potential infrastructure projects in local areas that the neighbourhood portion of CIL could help to fund (in whole or part). This money can be used to deliver infrastructure or anything else that addresses the demands that development places on an area. The Council is currently looking at how some of these projects could be delivered and will also undertake a further consultation in early 2020 for further community suggestions.
- 3.7.11 Haringey's CIL is underpinned by a viability appraisal which has informed the setting of rates across the borough. Further viability testing has been undertaken in order to assess land values in the East of the borough and the implication on CIL rates in that area. In the subsequent monitoring period, in November 2019, the Council's Cabinet has approved a consultation to increase CIL rates in the Eastern zone. This new CIL Draft Charging Schedule will be submitted for independent examination in 2020 and brought into effect in 2021.

Table 3.19: Haringey Annual CIL Reports 2014/15 – 2018/19

Letters in brackets (n) refer to CIL Regulation 62(4)	2014/15	2015/16	2016/17	2017/18	2018/19	Total to March 2019
(a) the total CIL receipts for year	£0	£805,112.35	£2,004,868.00	£1,987,040.00	£4,172,867.00	£8,969,887.35
‘Haringey CIL’ (less administrative expenses but inc NCIL)	£0	£764,856.73	£1,904,624.60	£1,887,688.00	£3,964,223.65	£8,521,392.98
Strategic CIL (SCIL)	£0	£586,584.21	£1,604,242.47	£1,586,131.85	£3,368,089.28	£7,145,047.81
(b) the total CIL expenditure for year	£0	£40,255.62	£2,000,243.40	£99,352.00	£208,643.35	£2,348,494.37
(c) summary details of CIL expenditure for year						
(i) & (ii) items of infrastructure & amount	£0	£0	£1,900,000.00	£0	£0	£1,900,000.00
(iii) repaying money borrowed	£0	£0	£0	£0	£0	£0
(iv) administrative expenses (regulation 61) and %	£0	£40,255.62	£100,243.40	£99,352.00	£208,643.35	£448,494.37
(cb) summary details of receipt & expenditure of NCIL for year						
(i) total Neighbourhood CIL(NCIL)	£0	£178,272.52	£300,382.13	£301,556.15	£596,134.37	£1,376,345.17
Zone 1 - Alexandra, Fortis Green & Muswell Hill	£0	£944.06	£46,670.33	£77,138.83	£58,497.56	£183,250.78
Zone 2 - Hornsey & Stroud Green	£0	£177.48	£5,019.43	£23,363.58	£113,853.34	£142,413.83
Zone 3 - Bounds Green & Woodside	£0	£0	£61,656.57	£25,108.42	£30,486.00	£117,250.99
Zone 4 - Harringay & Noel Park	£0	£5,788.21	£122,753.52	£119,799.93	£293,447.84	£541,789.50
Zone 5 - White Hart Lane & Northumberland Park	£0	£100.46	£1,271.74	£993.94	£25,351.55	£27,717.69
Zone 6 - Seven Sisters, St. Ann's & West Green	£0	£2,052.00	£3,227.95	£100.01	£6,344.31	£11,724.27
Zone 7 - Bruce Grove, Tottenham Green & Tottenham Hale	£0	£316.78	£2,344.94	£6,624.19	£56,479.17	£65,765.08
Highgate Neighbourhood Forum	£0	£158,860.03	£36,720.88	£46,007.31	£3,751.80	£245,340.02
Crouch End Neighbourhood Forum	£0	£10,033.50	£20,716.77	£2,419.94	£7,922.80	£41,093.01
(ii) NCIL projects	None	None	None	None	None	None
(iii) spend on each NCIL project	£0	£0	£0	£0	£0	£0
(d) CIL receipts retained at end of year	£0	£764,856.73	£769,481.33	£2,657,169.33	£6,621,392.98	£6,621,392.98
(i) SCIL receipts for this year retained at end of year	£0	£586,584.21	£295,757.53	£1,586,131.85	£3,368,089.28	N/A
(ii) SCIL receipts from previous years retained at end of year	£0	£0	£290,826.68	£290,826.68	£1,876,958.53	N/A
Total SCIL receipts retained at end of year	£0	£586,584.21	£290,826.68	£1,876,958.53	£5,245,047.81	£5,245,047.81

(iii) NCIL receipts for this year retained at end of year	£0	£178,272.52	£300,382.13	£301,556.15	£596,134.37	N/A
(iv) NCIL receipts from previous years retained at end of year	£0	£0	£178,272.52	£478,654.65	£780,210.80	N/A
Total NCIL receipts retained at end of year	£0	£178,272.52	£478,654.65	£780,210.80	£1,376,345.17	£1,376,345.17

Planning Obligations

- 3.7.12 The Council uses planning obligations (sometimes known as legal agreements or Section 106 agreements, S106s), where appropriate, to influence the nature of a development or to mitigate its potential effects.
- 3.7.13 The Council seeks to ensure that S106 agreements are only entered into where conditions 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.
- 3.7.14 Planning obligations remain an important tool to ensure adequate provision of infrastructure across the borough, particularly for affordable housing, as noted above.
- 3.7.15 In 2018/19, the Council secured over £11.72 million in Section 106 funds. This is significantly more than previous years and is down to implementation of some significant major applications, including the Clarendon Square (former Gas Works site).
- 3.7.16 When planning permission is granted, applicants/developers are required to commence their development within a specified expiry date (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.
- 3.7.17 The table below shows the S106 contributions negotiated, and the actual contributions received and spent from signed S106 agreements within the past 7 financial years.

Table 3.20: S106 Negotiated, Received, and Spent by Year (£m)

Year	S106s Negotiated	S106s Collected	S106s Spent
2011/12	£21.90m	£2.07m	£0.04m
2012/13	£4.24m	£4.02m	£5.76m
2013/14	£2.06m	£2.65m	£0.74m
2014/15	£6.55m	£0.99m	£2.00m
2015/16	£3.72m	£2.87m	£1.69m
2016/17	£3.90m	£2.10m	£0.16m
2017/18	£3.25m	£1.84m	£3.79m
2018/19	£11.72m	£2.41m	£0.92m

Total	£57.34m	£18.95m	£15.10m
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Table 3.20: S106 Negotiated, Received, and Spent by Type (£m)

Obligation Type	Negotiated (2011-2019)	Received (2011-2019)	Total Spent (2011-2019)	Actual Received (includes money agreed prior to 2011)	Actual Spent (includes money agreed prior to 2011)
Admin & Monitoring	730,076.00	361,904.94	16,583.91	456,565.33	710,972.63
Education Pool	14,914,368.00	4,040,954.23	2,746,697.14	6,255,243.73	4,989,708.14
Open Space	9,039,693.78	602,356.95	161,050.00	538,356.95	259,921.05
Heartlands & Wood Green	80,000.00	80,000.00	80,000.00	80,000.00	
Environment - Site Specific	6,289,535.00	1,780,635.00	1,665,200.00	1,888,387.00	1,546,000.00
Traffic Mgt. Order Amendment/CPZ	1,530,311.84	384,484.24	106,900.00	479,112.24	70,650.00
Highways	9,136,238.54	3,914,111.10	1,747,854.52	4,542,026.37	4,660,683.95
Misc - Spurs	735,000.00				
Employment / Local Labour	2,694,481.58	1,065,993.71	808,982.00	1,213,153.71	808,982.00
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	9,971,755.32	3,888,385.02		4,631,612.07	1,970,596.29
Travel Plan	461,000.00	95,234.00	8,250.00	95,885.49	8,250.00
Carbon Offsetting	2,652,669.40	337,474.29		345,574.29	
S278				369,147.17	

Obligation Type	Negotiated (2011-2019)	Received (2011-2019)	Total Spent (2011-2019)	Actual Received (includes money agreed prior to 2011)	Actual Spent (includes money agreed prior to 2011)
Indexation/Interest				62,856.96	
Finance Team					68,114.08
Car Club Monitoring				3,000.00	
Electric Vehicle Charging Point				60,000.00	
TfL					30,000.00
Homes for Haringey					33,865.90
Housing Investments & Sites					3,072.00
Tottenham Regen					343,000.00
Total	59,034,429.46	16,556,533.48	7,333,267.57	21,025,921.31	15,503,816.04

3.7.18 The vast majority has been spent 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)

3.7.19 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.

3.7.20 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.

3.7.21 The Council has also helped to inform the Upper Lee 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 Borough Plan Priority 5 Your Council which emphasises the Council's commitment to become an exemplary modern Council.

4.1 Planning applications

4.1.1 In 2018/19 the Council decided 3,319 planning applications consisting of 28 major applications, 519 minor applications, 1,571 householder and 1,201 other applications.

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

4.1.2 Performance has been maintained at 100% and is in the top quartile in London for Major Applications. The Council's performance for Minor applications has improved and is in the top quartile in London at 97%. 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 2018/19 a total of 28 major applications were decided compared to 32 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 233 to 248 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 2018/19 519 Minor applications were decided compared to the 606 Minor applications decided during 2017/18. The average decision time has also slightly increased from 69 days to 76 days. During 2018/19, 1201 Other applications were also decided compared to the 1197 Other applications decided during 17/18. The average decision time has slightly increased from 57 days to 60 days

4.1.5 Validation times have increased from an average of 9 to 10 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	Target	On Target
SP17	Number of applications allowed on appeal	N/A	N/A

4.2.2 In 2018/19, there were a total of 98 appeals on refusals decided by the Planning Inspectorate, with 30 appeals allowed (31%) and 67 appeals dismissed (69.8%) and one split decision (1%). The proportion of appeals allowed in Haringey is a decrease on the previous year (30.2%).

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 2018/19 - 898
- Enforcement notices served 2018/19 – 97 (compared to the London average of 42)

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 target at 96%.

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. The other key objective 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 73 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 a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies... The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of: 5% to ensure choice and competition in the market for land; or 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”

5.1.2 The NPPF Annex 2 Glossary states that to be considered 'deliverable' sites should be:

- available now;
- offer a suitable location for development now; and
- be achievable with a realistic prospect that housing development will be delivered on the site within five years.

5.1.3 The NPPF Glossary goes on to specify that:

“a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

5.1.4 Haringey's 5YHLS includes net additional dwellings at deliverable sites in accordance with the NPPG on Housing Supply and Delivery (paragraph 007)'s definition of deliverable, for the five-year period between April 2019 and March 2024. The Council has identified sites which meet these requirements and these include:

- 5.1.5 All sites for homes under construction as at 31/03/2019 which are expected to complete within the specified five-year period (these developments include new build, changes of use to homes and conversions);
- 5.1.6 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 homes and conversions);
- 5.1.7 Sites where permission has been granted, subject to legal agreement, as at 31/03/2019 which are expected to complete within the five-year period and those with outline permissions;
- 5.1.8 Deliverable sites (i.e. without planning permission as at 31/03/2019 but where pre-application discussions have been held or masterplans prepared and consulted upon) likely to complete within the five-year period.
- 5.1.9 The Council's housing target is set at 11,603 net additional homes covering the five-year period from April 2019 to March 2024. This is composed of the constituent parts below.

5 years of 1,502 (7,510)

+ 2,159 (existing shortfall)

+20% (1,934)

- 5.1.10 Overall, Haringey has a supply of housing land over the next five years to meet 5.03 years of its annualised housing target as shown in the tables below.

Table A1: Haringey 5YHLS 2019 – 2024

Annual LP Housing Target	5 Year Requirement	Shortfall	Buffer 20%	5YHLS Target	Deliverable Sites See schedule)	
1,502	7,510	-2,159	1,934	11,603	11,694	
= Excess of 91 Units						
Site					Total Units	Deliverable in 5 Years
Clarendon Square (SA22) (HGY/2009/0503 & HGY/2017/3117 & HGY/2018/0362					1697	1061
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 – Railway Approach (SA17) (HGY/2016/1573)					174	174
500 White Hart Lane (HGY/2016/0828)					145	145
Hawes & Curtis (SA26) (HGY/2016/1807)					133	133

163 Tottenham Lane, N8 'Kwik Fit' (HGY/2017/2001)	26	26
7 Bruce Grove N17 6RA (HGY/2012/0563) & HGY/2018/3304	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)	25	25
Mono House, 50 - 56 Lawrence Road (SS2) (HGY/2016/2824)	54	54
255 Lordship Lane, N17 HGY/2017/1097	32	32
159 Tottenham Lane (HGY/2014/0484)	18	18
Hale Village Tower (HGY/2006/1177)	253	253
Land east of Cross Lane (HGY/2016/0086) Appeal	69	69
52-68 Stamford Road, N15 (HGY/2017/0426) Part of Constable Crescent (TH13)	48	48
Welbourne Centre (TH10) part HGY/2018/2223	137	137
1 Station Square (part TH4) (HGY/2016/3932)	128	128
Hornsey Town Hall (SA48) (HGY/2010/0500 & HGY/2017/2220)	146	146
Station Square North (TH5) – HGY/2017/2223 Sites known as Ashley Road West and Ashley Road East	282	282
Ashley Road South (TH6) (part) HGY/2017/2044 - Berol Yard	184	184
Coppetts Wood Hospital (SA54) (HGY/2016/3482)	80	80
Gisburn Mansions, Tottenham Lane, N8 (HGY/2017/0698)	12	12
Former BHS, 22-42 High Road, Wood Green HGY/2018/3145 (WGSA 14 part)	158	158
Templeton Hall and Garages, 52 Templeton Road (HGY/2016/2621)	11	11
Ashley Road South (TH6) (part) HGY/2016/4165 Ashley House and Cannon Factory	265	265
Ward's Corner (HGY/2012/0915) (SS3)	163	163
640-656 High Road, N17 (HGY/2017/1054)	33	33
Tottenham Hotspur Stadium (HGY/2015/3000)	580	300
67 Lawrence Road (SS2) (HGY/2016/1212) HGY/2018/3655	76	76
45-63 Lawrence Road (SS2) (HGY/2016/1213) HGY/2018/3654	70	70
Monument Way (TH10) (HGY/2016/2184)	54	54
1 st & 2 nd Floors, 522-528 High Road, N17 (HGY/2017/3176)	11	11

Iceland Site, Land at Brook Road, N22 HGY/2017/2886 (WGS A 11)	169	169
Station Square West (TH4) part Planning Ref HGY/2017/2223. Sites known as North Island and Ferry Island	618	618
Ashley Road South (TH6) (part) HGY/2017/2045 - Ashley Gardens	423	423
Wood Green Cultural Centre (South) SA19 – should have been known as Wood Green Cultural Quarter (South) SA21 and now known as Chocolate Factory HGY/2017/3020 (WG SA 21)	230	230
Herbert Road / Bernard Works HGY/2017/3584 (TH12 – part north)	99	99
St John's Church N17 (HGY/2016/4095)	32	32
16-54 Wood Green High Road (SA14) M&S Site (part) HGY/2018/1472 APP/Y5420/W/18/3128865	150	150
1-6 Crescent Mews HGY/2019/1183	30	30
Red House, West Green Rd (SA57) HGY/2018/1806	88	88
19 Bernard Road (TH12 south part) HGY/2019/1490	53	53
High Road West (NT5) Part HGY/2018/0187 Goods yards Site	316	316
Coburg Road North SA19 (WG SA 20) part (Kingfisher Place)	40	40
St Ann's Hospital (SA28) (HGY/2014/1691)	700	200
38 Crawley Road (SA61 – part) (Taxi Care Centre) HGY/2019/0938	29	29
Former Newstead Nursing Home, Denewood Road N6 HGY/2018/3205	13	13
Ashley Road North (TH7)	200	200
Clarendon Rd South (SA23) WGS A 27 (part) Hertie Site	45	45
867-879 High Road HGY/2019/2929 - Part of NT5	330	330
Arena Design Centre (SA30)	40	40
Omega Works (SA32) – Remainder of site	30	30
Vale/Eade Roads (SA33)	40	40
Overbury & Eade Roads (SA34)	141	141
Tottenham Police Station & Reynardson Court (TG3)	30	30
Cranwood Care Home (SA51)	64	64
LBH Civic Centre (SA5) WG SA 1	60	60
72-96 Park Road & Lynton Road (SA49)	41	41
Gourley Triangle (SS4) Part	300	210
North of White Hart Lane (NT6) (part)	100	50
Constable Crescent (TH13) (remaining part)	60	60

Hale Wharf (TH9) Part left – Lock Keepers Cottage site and car wash	10	10
300-306 West Green Road N15 PRE/2018/0220	19	19
90 Fortis Green PRE/2018/0214	50	50
Selby Centre (SA 62)	200	200
Clarendon Rd South (SA23) WGSA 27 (part) West Indian Cultural Centre	100	100
Cross Lane (Pool Motors) (SA47)	40	40
Wat Tyler House, Boyton Rd N8	17	17
Ivatt Way, Land at Rear of 43-49, N17	20	20
Corner of Remington Road and Pulford Road N15	22	22
Brunel Walk, Braemar Road, N15	30	30
Woodridings, Crescent Road, N22	16	16
Edith Road N11	10	10
17 South Grove Road, N15 and 23 South Grove (commercial)	22	22
Hillcrest, North Hill, N6	20	20
Car park Victoria Road N15	10	10
Car park, Baldewyne Court, Lansdowne Road, N17	12	12
Car Park, Fiske Court, Lansdowne Rd, N17	10	10
Stokley Court, Brook Road N8	60	10
Former Moselle School Site	300	60
48-54 High Road N22 PRE/2017/0365 (SA 14 part) Sainsburys	76	76
30-32 Summerhill Road, N15 PRE/2019/0170	21	21
(Site formerly known as 76-84 Mayes Road, N22) Caxton Road PFS	63	63
Mansfield Heights, High Road	12	12
Braemar Avenue, Baptist Church	16	16
Hornsey Parish Church, Cranley Gardens, N10, PRE/2017/0331, PRE/2018/0195	15	15
157-159 Hornsey Park Road, Wood Green PRE/2017/0283	40	40
7 Cross Lane PRE/2019/0159	47	47
311 The Roundway	80	80
Northwood Hall, N6	24	24
Broadwater Farm	170	170
Small Sites		1577
Overall Total		11,694

5.2 Appendix B: Housing Trajectory

B1. Paragraph 73 of the National Planning Policy Framework (NPPF) requires strategic policies to ‘include a trajectory illustrating the expected rate of housing delivery over 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	1665
2018/19	644		1502	1810
2019/20		2036	1502	1773
2020/21		1561	1502	1815
2021/22		3035	1502	1510
2022/23		2815	1502	10754
2023/24		2476	1502	375
2024/25		2200	1502	0
2025/26		2099	1502	0



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