

Authority Monitoring Report

2019-20

July 2021



Executive Summary

The purpose of the Authority Monitoring Report (AMR) is to monitor the effectiveness of implementing Haringey's local planning policies. This AMR analyses performance for the period 1st April 2019 to 31st March 2020.

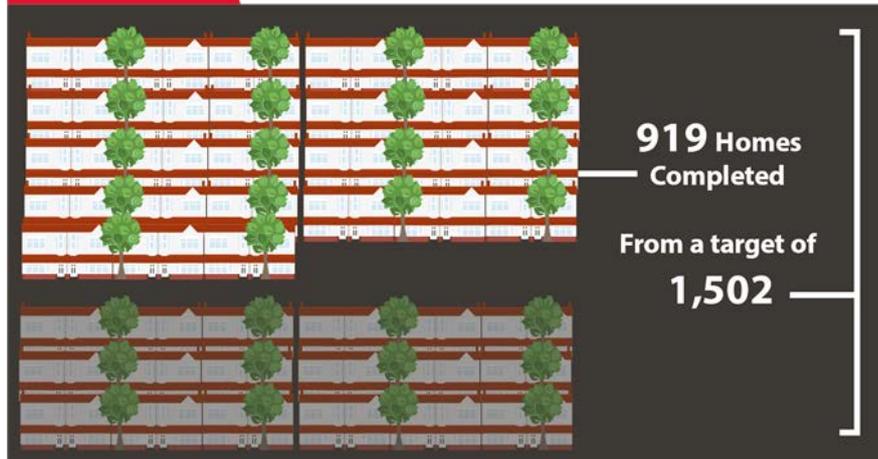
In doing so it draws upon data gathered since 2011 – the start of Haringey's Local Plan period – enabling trends to be identified and conclusions to be reached about whether the planning policies are achieving their intended outcomes or whether they, or our processes, need to be modified or revisited.

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.

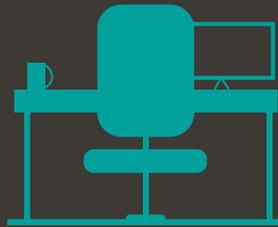
Consistent with previous AMRs, the 2019/20 report sets out information across three key areas:

- **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.

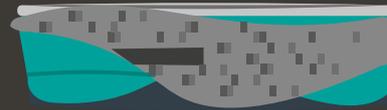
Housing



Workspace



4,569 sqm
Office Floorspace



144,176 sqm
Community and other
Employment Floorspace

Community Infrastructure

£7.9m Strategic CIL Collected (including Admin)



£3.04m in Planning Obligations Secured

£1.4m Neighbourhood CIL Collected

Town Centre Vacancy Rates



Town Centre Vacancy Rates	August 2020
Wood Green	7.8%
Crouch End	10%
Bruce Grove and Tottenham High Road	9.8%
Green Lanes	9.2%
Muswell Hill	5.4%
West Green Road/ Seven Sisters	10.2%
Finsbury Park (part)	1%
Tottenham Hale	0%

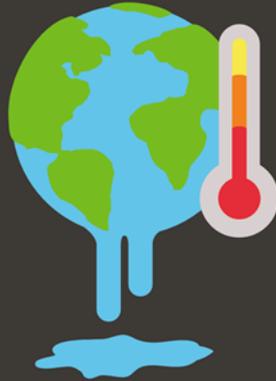
Design



21 Design Reviews
Facilitated on Major
Schemes

100% of Applicants thought
the review session assisted with officer
and council discussions

Carbon Management



**Overall emissions fell
by 6.1%**

16th best performing London
Borough out of 33

**35.9% decrease in
per-capita emissions
since 2005**

Development Management Performance

100%
Major Applications
Determined On Time

95%
Minor Applications
Determined On Time

97%
'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 (the Council's timetable for preparing or new or reviewed Local Plan documents) and the extent to which the policies set out in the adopted Local Plan documents are being achieved.

1.2 The reporting period

- 1.2.1 This AMR covers the monitoring period 1st April 2019 to 31st March 2020. 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 2019/20 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 the second AMR prepared since Haringey's Borough Plan 2019-23 was published. Where appropriate, the AMR references the delivery against the Borough Plan priorities alongside the monitoring of planning policy performance.
- 1.3.4 The AMR uses the most relevant and up-to-date 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 2019/20 presents information across three 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 Local Development Scheme is available online.
- 2.1.2 The LDS is required to be regularly reviewed to take into account the changes to the national and regional planning framework, local priorities and the need to programme local evidence base studies and public consultation into the plan production process.
- 2.1.3 The Council's LDS was last revised in November 2019 setting out the timeframes expected for the new Local Plan, Wood Green Area Action Plan and North London Waste Plan as follows:

Table 2.1: Timetable for Preparing the Haringey Local Plan in LDS (November 2019)

Development Plan Document	Stage	Timetable
Local Plan	Issues & Options consultation	March 2020 – 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
	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

- 2.1.4 The following sections highlight progress made on the preparation of Local Plan

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

documents.

2.2 Haringey's Local Plan

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

2.2.1 The Local Plan is a document that sets out the vision and objectives for future development of the borough. It provides a positive strategy and policies to enable significant growth such as new homes, employment, leisure and cultural facilities and infrastructure, while protecting and enhancing our heritage and natural environment. The Local Plan is used to decide planning applications for new buildings and changes of use in the borough.

2.2.2 Haringey's existing Local Plan was adopted by a resolution of full Council on 24th July 2017 and covers the period until 2026. It comprises four separate documents:

- Strategic Policies Development Plan Document (DPD)
- Site Allocations Development Plan Document (DPD)
- Development Management Development Plan Document (DPD)
- Tottenham Area Action Plan (AAP)

New Local Plan

2.2.3 In order to ensure the Local Plan is up to date and we continue to have a robust basis for deciding planning applications that incorporates the Council's overall aspirations we have begun the process of preparing a new Local Plan. The main reasons for doing this now are:

1. To help deliver the priorities in the Council's new Borough Plan which was adopted in 2019
2. To respond to the Council's March 2019 declaration of a Climate Emergency
3. To respond to changes to National Planning Policy and Guidance
4. To take account of the London Plan 2021
5. To respond to housing delivery challenges
6. To support recovery and renewal from COVID-19

- 2.2.4 We propose to replace all existing Local Plan documents within a single document. As such it will cover a wide range of matters 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.
- 2.2.5 As a first step towards a new Local Plan we carried out a ‘New Local Plan: First Steps Engagement’ from 16 November 2020 to 1 February 2021. The purpose of this exercise was to engage early with our stakeholders and communities on the New Local Plan to be sure that we have captured the main issues and opportunities the borough faces in the future and to understand community preferences as to how we address them.
- 2.2.6 Due to the impacts of COVID-19 the consultation was pushed back a number of months behind the timeframe indicated in the LDS. There was also a need to focus on digital methods of engagement and consultation due to the lockdown restrictions in effect at the time. Notwithstanding this, there was an excellent response to the consultations with responses received from over 1500 individuals and stakeholders.



Wood Green Area Action Plan

- 2.2.7 Alongside the New Local Plan, the Council is preparing a Wood Green Area Action Plan (AAP) which will set out an area specific strategy for growth in Wood Green. 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. The Council started preparing the Wood Green AAP some years ago therefore it is currently at a much more advanced stage than the New Local Plan.
- 2.2.8 In the 2019/20 reporting year, evidence base work and policy drafting continued on the AAP but further consultation is currently on hold pending a Council decision on the future of its landholdings within Wood Green, particularly a site for a new Civic Hub, Library and Council Offices, which will have a significant bearing on many sites within the AAP. It is therefore the case that the site allocations and policies within the AAP may be subsumed within the new Local Plan.

North London Waste Plan

- 2.2.9 On 31 January 2019, Full Council approved the Draft NLWP for publication, consultation and subsequent submission to the Secretary of State as being ready for examination.
- 2.2.10 The North London Boroughs submitted the NLWP to the Secretary of State on 8 August 2019 for Examination in Public. In the lead up to the hearings a range of modifications were drawn up in response to objectors' submissions and submitted to the Inspector. Following the hearings, the Inspector advised that further modifications to the Plan were necessary to make the Plan sound and these were subsequently drawn up.
- 2.2.11 The Main Modifications (comprising an amalgamation of modifications generated before and after the public hearings) were consulted on between 29 October 2020 and 10 December 2020. The Boroughs have prepared a Schedule of Responses to each representation and have proposed additional changes where appropriate. Once agreed the Boroughs will give the Schedule to the Inspector, along with all the representations made during the consultation, for him to consider in the final stages of the examination and to inform the recommendations in his final report.

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 On 15 December 2015, the Council designated the Crouch End Neighbourhood Area and Neighbourhood Forum. The Localism Act 2011 provides that Neighbourhood Forums designations only last for a period of 5-years therefore designation of the Forum expired on 15 December 2020. The Forum submitted an application to the Council on 6 January 2021 for the re-designation of the Forum. Following consultation, in which a majority of respondents supported the re-designation, the Crouch End Neighbourhood Forum was re-designated for a further five years. The Forum has indicated they wish to proceed to prepare a Neighbourhood Plan and the Council will support the Forum in the preparation of it.

Finsbury Park and Stroud Green

- 2.3.4 Finsbury Park and Stroud Green Neighbourhood Forum is the latest Forum and Area to be designated in Haringey. It also covers parts of Islington and Hackney. Initial work by the Forum on a Neighbourhood Plan is ongoing.

3 Plan and policy performance outcomes

3.1 Background

3.1.1 This section of the AMR discusses key plan and policy performance outcomes across a range of policy topic areas, including housing, employment, environmental sustainability and strategic infrastructure funding. These topic areas are linked to 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 2019/20 the total net completions was **919 homes**. This is circa 275 homes up on the previous year but 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 2,159 to 2,742 homes.

Table 3.1: Housing Delivery April 2011 to March 2020

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
Conventional ² Completions (net)	709	746	461	636	606	741	1,176	568	865
Non- Conventional ³ (net)	646	492	-19	-40	0	-17	-16	25	1
Vacant homes brought back into use	55	52	59	44	54	50	50	51	53
Overall Completions (net)	1,410	1,290	501	640	660	774	1,210	644	919
Cumulative Completions	1,410	2,700	3,201	3,841	4,501	5,275	6,485	7,129	8,048
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)	1,502 (10,790)
Performance against target	590	1,060	741	561	-281	-1,009	-1,301	-2,159	-2,742

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 2019 HDT Measurement in February 2020. This indicated that the borough had delivered only 55% of its housing requirement in the preceding three years. Therefore, an Action Plan was required to be published together with a 20% buffer on the council’s five-year housing land supply. The Council published its Housing Delivery Test Action Plan in August 2020⁴.

² ‘Conventional’ = normal homes

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

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

3.2.4 The Government published its 2020 HDT on 19 January 2021. The Council’s measurement was 60%. As housing completions are below the Government’s 75% threshold over the last 3 years the ‘Presumption in Favour of Sustainable Development’ took effect from 20 January 2021. The Council must continue to include a 20% buffer on its five-year housing land supply and has also produced an Action Plan by the deadline of 19 July 2021.

2019/20 Completions in Detail

3.2.5 The gross residential development amounted to 866 homes over the year (excluding losses as a result of redevelopment) from conventional and non-conventional supply. This netted to 865 conventional housing completions. 1 non-conventional home was gained and 53 vacant homes were brought back into residential use. This resulted in a **net overall completion figure for the 2019/20 period of 919 homes**.

3.2.6 The 865 net conventional homes included 485 dwellings from 9 major development schemes that completed (i.e. developments delivering 10 or more homes).

3.2.7 Major developments that fully completed over the monitoring year were:

Table 3.2: Major Scheme Completions over 2019 / 20

Scheme	Permission Type	Net Dwellings completed in 2019/20
Railway Approach, Hampden Road (HGY/2016/1573)	Full	174
500 White Hart Lane (HGY/2016/0828)	Outline	19
Keston Centre, Keston Road (HGY/2016/3309)	Full	126
Land to the East of Cross Lane (HGY/2016/0086)	Full	69
255 Lordship Lane (HGY/2015/2321)	Full	32
Cambridge House 109, Mayes Road (HGY/2015/2994)	Full	19
159 Tottenham Lane (HGY/2014/0484)	Full	18
70-72 Shepherds Hill (HGY/2016/2081)	Full	16
Gisburn Mansions, Tottenham Lane (HGY/2017/0698)	Full	12
Total		485

3.2.8 Of the above major development schemes, most notable is the Railway Approach scheme, which contributed 174 net homes to the borough’s housing stock.

3.2.9 For the period 2019/20, the breakdown of completions by development type was as follows:

Table 3.3: Breakdown by Development Type 2019 / 20

Development Type	Permission Type	Net Homes	% of Total Net Homes
New Build	Full / Reserved Matters	616	71%
	Lawful Development Certificate	0	0%
		616	71%
Conversion / Extension	Full / Reserved Matters	44	5%
	Lawful Development Certificate	150	17%
		194	22%
Change of Use	Full Planning Permission	41	4%
	Prior Approvals	46	5%
	Lawful Development Certificate	0	0%
		87	9%
Losses of Residential		31	-2%
Totals		866	100%

3.2.10 As shown above, the bulk of all new housing was delivered via new dwellings (616 net homes), reflecting the fact that there have been a number of major completions in the monitoring period.

3.2.11 As with previous years, there continues to be a significant number of new dwellings created through conversions and extensions (194 net homes).

3.2.12 It should 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

3.2.13 Table 3.4 below provides the housing mix delivered by all conventional housing completed over the plan period to the end of March 2020. This shows the vast majority of new houses delivered are 1 & 2 bedroom dwellings and that there has been an overall loss in 4 or more-bedroom housing, with 187 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
2019/20	865	99 (11.4%)	376 (43.4%)	294 (33.9%)	77 (9.3%)	19 (2%)	2,261
Total	6,508	412 (6.3%)	2,656 (40.8%)	2,870 (44.1%)	757 (11.6%)	-187 (-3%)	17,041

Densities

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

3.2.15 Of the nine major developments to complete in 2019/20, these range in densities from 49 dwellings/hectare to 210 dwellings/hectare. Public transport accessibility and the surrounding character contribute significantly to 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	

3.2.16 A total of 191 affordable homes were built in 2019/20, significantly up from the 12 built in 2018/19. The individual development schemes that delivered affordable housing last year were:

Table 3.5: Affordable Housing Completions in 2019 / 20

Scheme	Gross Affordable Homes Delivered	% of Affordable Housing Units by Scheme	% of Affordable Housing Habitable Rooms by Scheme
Keston Centre, Keston Road	98	78%	67%
Railway Approach	55	32%	38%
Land to the East of Cross Lane	21	30%	45%
255 Lordship Lane	3	10%	12%
Abyssinia Court Phase 1	6	100%	100%
Abyssinia Court Phase 2	1	100%	100%
Norah Clegg Hse, Oakfield	2	100%	100%
Palm Tree, Factory Lane (South)	5	100%	100%

3.2.17 As shown above, eight schemes completed in 2019/20 contributed towards the provision of new affordable housing. This year's figures are significantly higher than last year and include the completion of the Keston Centre which has significant affordable housing provision. The Keston Centre is a pocket living scheme, a discounted market sales affordable housing scheme that delivered 93 of its 98 affordable homes in one-bed units at 20 percent market discount for first time buyers.

3.2.18 Table 3.6 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.

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%
2019/20	865	2,260	191	509	22.1%	22.5%
Totals	6,508	17,040	2,090	6,291	32.2%	36.6%

3.2.19 In 2019/20, 22% of all conventional housing completed was affordable. This reflects the number of larger schemes and new build developments completing compared with last year.

3.2.20 Over the plan period to date (2011-2020), 36.6% of all conventional housing delivered has been secured as affordable housing.

3.2.21 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 3.7 below 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 - 2020

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%	7.4%
2019/20	485	1,305	177	430	36.5%	32.9%
Totals	3,645	11,856	2,018	5,974	55.4%	50.4%

3.2.22 55.4% of new home completions within major developments in the borough have been provided as affordable homes over the plan period. This decreases to 50.4% 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.

3.2.23 With respect to the tenure mix and size of the affordable housing secured in 2019/20, the breakdown is set out in Table 3.8 below.

Table 3.8: Affordable Housing Breakdown and Tenure Split 2011 - 2020

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	
19/20	0	0	0	0	0	0	0	0	0	
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	
19/20	24	41	10	1	103	28	0	0	191	
Sub Totals	109	163	77	40	212	177	21	5	804	48:52
Total										
Totals	300	397	217	77	461	541	54	8	2,055	48:52
	991				1,064					

- 3.2.24 Over the plan period to date, the council has secured through new development 2,055 affordable homes, comprising 991 Social/Affordable Rent homes and 1,064 Intermediate Affordable homes.
- 3.2.25 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 48:52, so slightly off target.
- 3.2.26 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 for which there is an acute need within the borough.
- 3.2.27 Overall, the mix is still consistent with policy expectations at this point in the plan period.

Table 3.9: Affordable Housing Tenure Split 2011 - 20

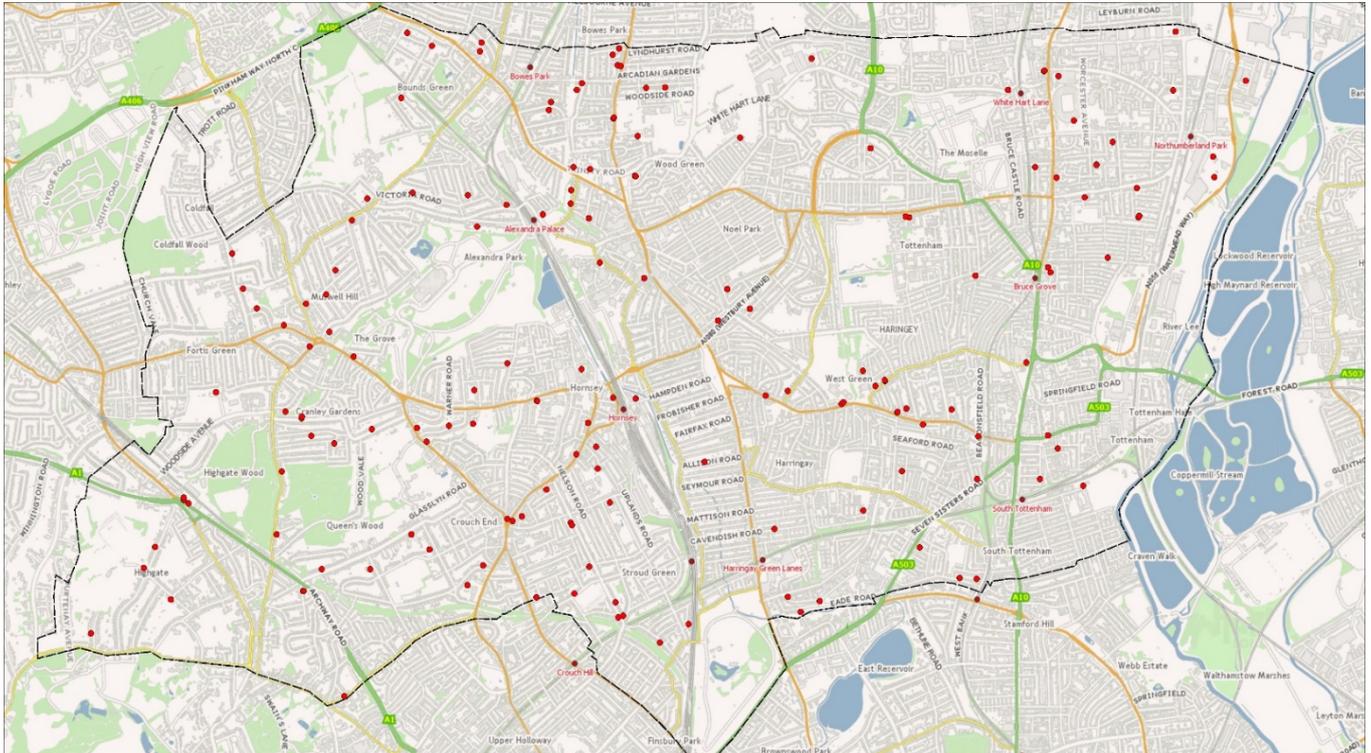
Year	Social Rent	Affordable Rent	Intermediate Inc. Shared ownership & Intermediate Rent	Total Affordable Housing Completions	Conventional Market Housing	Total All Conventional Housing Delivered
2011-12	189	0	269	458	251	709
2012-13	170	0	205	375	371	746
2013-14	38	9	84	131	330	461
2014-15	79	117	169	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
2019-20	14	42	135	191	674	865
Totals	572 (28%)	384 (19%)	1,099 (53%)	2,055	4,453	6,508

- 3.2.28 Over the Plan Period as a whole 28% of affordable housing delivered has been delivered as Social Rented Housing, 19% as Affordable Rented Housing and 53% as Intermediate. The above table shows the influence of the Government's policy of promoting Affordable Rent with a demonstrable switch away from the delivery of social rented housing since 2014-15. Since the Council updated appendix C of the Haringey Housing Strategy in 2019 there has been a local shift towards the delivery of more social rented housing as part of the affordable housing mix, with social rents better meeting the needs of residents in housing need within Haringey.

Distribution

Map 1 below, shows the distribution of the schemes delivering new homes in 2019/20.

3.2.29 Map 1: Distribution of housing completions 2019 / 20



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

3.2.30 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 the 2019/20 monitoring period, 53 empty homes were brought 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	

3.2.31 Of the housing completed during this monitoring year, almost all of it was on previously developed land or site allocations in line with the Plan’s approach to managing growth and protecting open spaces. However, the Keston Centre was part of a comprehensive scheme which included the exchange of two portions of land. The land swap resulted in a net gain to the Metropolitan Open Land (MOL) in Downhills Park by 50sqm.

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.	

3.2.32 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’.

3.2.33 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 443 units (5.18 years) taking into account the existing shortfall and appropriate buffers. Further details are set out in Appendix 1.

3.2.34 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	

3.2.35 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.

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

3.2.37 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 2016 set out employment projections for Haringey. It forecast 12,000 additional jobs in the borough over the period 2011-2026. Over the period 2011-2036, it forecast 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 2019/20, new development completing resulted in a total of 4,569 sqm of employment (Class B1) floorspace and a 6,289sqm of B8 (storage and distribution) floorspace.

3.3.3 The majority of new B1 (office) floorspace consented was on three major sites. This included 1,009sqm of new flexible office floorspace as part of a scheme on Cross Lane, Hornsey, 2565sqm as part of the Marsh Lane Depot redevelopment including office and workspace, and 548sqm of new offices at 255 Lordship Lane.

3.3.4 In terms of approvals, there was a gain of 4,824sqm of B1 floorspace this year. The majority of this was at the Marsh Lane Depot redevelopment, which is for a two storey office and workshop building.

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	2019/ 20
B1 (a,b,c) (Business) (sqm)	8,700	-30,986	-4,687	-4,605	-10,317	-3,252	-7,346	6,069	4,824
B2 (General Industrial) (sqm)	-20,200 (B2/B8)	-730 (B2/B8)	-1,101	-2,456	-90	-4,003	-3,281	-8,824	0
B8 (Storage & Distribution) (sqm)			1,717	-564	-334	-3,940	-8,330	-9,802	-192
Yearly +/-	-11,500	-31,716	-4,071	-7,625	-10,741	-11,195	-18,957	-12,557	-7,925

3.3.5 While there have been gains in the 19/20 monitoring year there has been substantial losses in previous years and therefore the indicator is red.

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 -630sqm, which is similar to last year. This is primarily down to the change of use of a large retail store at 28-48 Northumberland park, to a Gym, which contributed a loss of 1,910sqm. The largest provision of new floorspace at 640sqm completed was as part of the redevelopment at 159 Tottenham Lane, Crouch End, for new mixed use development with 18 residential units above new retail floorspace. Over the plan period to date (2011 – 2019) 27,761 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 and thus whilst there was a small loss this year, the overall target is still being met.

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	19/20
Change in Floorspace (Completions)	2,086	153	-2,643	23,601	-50	-48	3,482	-617	-630

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

	prior approvals		
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3.3.7 Prior approvals were completed that resulted in a loss of 1,428sqm of office space on 4 schemes within the monitoring period and delivered 33 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 6.7% which has remained lower than the national (14%) and London (9%) averages⁵. 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 (2016) which indicates there is scope for this change to Haringey's town centre hierarchy. The Plan policy is supported by 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 2020
Wood Green	7.8%
Crouch End	10%
Bruce Grove / Tottenham High Road	9.80%
Green Lanes	9.2%
Muswell Hill	5.4%
West Green Road / Seven Sisters	10.20%

⁵ Localdataonline.com

Finsbury Park (part)	1%
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. 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 on 1 September 2020 the A Use Classes were merged with a number of other uses including offices, and certain leisure uses into a new Class E (Commercial Businesses and Services). This means that these uses can now be interchanged without the need for planning permission e.g. retail shops can now change to financial and professional services, offices, restaurants or certain leisure uses without planning permission. As a consequence, the Council has lost a significant degree of control over changes of use in town centre, and so in future AMRs this indicator will be changed to monitor the concentration of different types of uses within town centres, but not be benchmarked on proportion of frontages given the Council can no longer control many changes of use. These changes reflect the evolving natures of town centres away from predominantly retailing centres and towards leisure and cultural destinations.

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. Surveys of the proportion of uses in each centre are being undertaken, and will be included as part of a new indicator in next 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
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**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	

3.3.13 2019/20 saw significant new community and leisure floorspace delivered. This includes the finished Tottenham Stadium, at 155,176sqm, which opened in April 2019 providing a new home for Tottenham Hotspur F.C. There was also 2,300sqm of new hospital buildings completed at St Ann's Hospital for mental health use.

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

Floorspace sqm									
Use Class	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
D1	1,966	3,976	-740	374	8,586	10,842	613	4,426	2,660
D2	47,780	949	1,481	138	901	81,990	4,725	-676	156,132
Total	49,746	4,925	741	512	9,487	92,832	5,338	3,750	158,792

3.3.14 On the 21st July 2020 the government published The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which came into force on the 1st September 2020. There was however, a transitional period until 31st July 2021 where the former use classes will still apply to land and buildings for the purposes of the GPDO. Three new use classes have been introduced. This includes Class E - Commercial, Business and Service. This use class brings together existing classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business) as well as parts of classes D1 (non-residential institutions) and D2 (assembly and leisure) into one single use class to allow for changes of use without the need of planning permission.

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 The Keston Centre was part of a comprehensive scheme which included the exchange of two portions of land. The land swap resulted in a net gain to the Metropolitan Open Land (MOL) in Downhills Park by 50sqm.

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 3 Local Nature Reserves: 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 Natural England. A new Biodiversity Action Plan is underway.

3.4.11 There are 27 allotments in Haringey that are managed by the Council and 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 SSSIs, 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 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. However, the Keston Centre was part of a comprehensive scheme which included the exchange of two portions of land. The land swap resulted in a net gain to the Metropolitan Open Land (MOL) in Downhills Park by 50sqm.

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 2019/20, 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 30.1% of household waste reused, recycled or composted in 2019/2020, which is up from 21% in 2006/07. This is consistent with the last four monitoring years of 32.0% in 2015/16, 36.1% in 2016/17, 33.2% in 2017/18, and 30.2% in 2018/19. The NLWA is working with partners to address the shortfall against the target.

- 3.4.18 100% 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 During the monitoring year, the council partnered with the Mayor of London’s advisory service Resource London and national campaigning body Keep Britain Tidy to test different ways of improving the amount and quality of recycling collected from homes, and reduce the level of ‘contamination’ of recycling when the wrong items are deposited.
- 3.4.20 Haringey’s waste contractor, Veolia, operates a Recycling Fund for Communities that supports grassroots environmental projects and encourages people to do the right thing with their waste. This year the funding criteria was expanded to include projects that help communities respond to the pandemic, up to a limit of £2,000 per project. So far this year three projects have received £1,000 each. The projects are Beautiful Bruce Grove group, for dog mess signs designed by local schoolchildren and made using plastic waste found on local streets; the annual Green Chestnuts Eco Urban Life Festival; and for a Go Green Schools and Green Spaces event with schools in Tottenham and Wood Green.
- 3.4.21 Haringey also works in partnership with the North London Waste Authority and the other north London boroughs to deliver a waste reduction programme consisting of direct engagement with residents and businesses, social media campaigns and the promotion of schemes such as Low Plastic Zones, Love Food Hate Waste and Real Nappies for London.
- 3.4.22 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	

- 3.4.23 As noted previously in this AMR, Haringey is working jointly with other North London boroughs on the preparation of the North London Waste Plan which underwent examination during 2020 and is expected to be adopted later in 2021. This document will ensure North London provides sufficient capacity to manage waste generated in North London, including the achievement of recycling targets.
- 3.4.24 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

- 3.4.25 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.
- 3.4.26 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 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.
- 3.4.27 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

- 3.4.28 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	

- 3.4.29 The data shown is from the 2017 carbon emissions statistics published in the summer of 2019 (UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2017, BEIS). Due to the complexity of the data collected by the Government, there is an approximate 2-year delay from actual performance to publication. Haringey’s overall emissions fell by 6.1 per cent between 2016 and 2017 - falling from 711.0 kilo tonnes (Kt) in 2016 to 667.7 Kt in 2017. Our six neighbouring boroughs also saw an average decrease of 6.1%. Haringey’s overall

emissions decrease is in line with both London and our nearest neighbours. Haringey's 6.1% decrease is the 49th highest of all 391 local authorities. It also places us as the 16th best performing borough out of 33 in London. Since 2005, total emissions in Haringey have decreased by 35.9%. This is higher than the 33.1% decrease seen in the UK as whole and the 34.7% decrease across Greater London in the same period.

3.4.30 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	

3.4.31 The London Plan sets the strategic direction and local requirements to identify areas suitable for heat networks. 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 ever since. The QRP is established in accordance with “Design Review – Principles and Practice” by Design Council CABE (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 is appointed to manage the panel on behalf of the Council. 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 including the number of schemes dealt with can be found on the QRP web page of the [Council’s web site](#) within the QRP Annual Report documents.

Design Awards

- 3.5.3 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. The awards were postponed in 2020 due to the COVID-19 pandemic and are expected to take place later in 2021.

Haringey Development Charter

- 3.5.4 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.
- 3.5.5 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	

3.5.6 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.

3.5.7 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

3.5.8 The Council will continue to seek the protection of strategic views when considering planning applications. No applications were approved that harmed this view in 2019/20.

3.5.9 Haringey’s Development Management DPD sets out policies to protect identified locally significant views and vistas, as per policy DM5. No applications were approved that resulted in conflict with this policy.

Historic Environment

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

- 286⁶ 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 Archaeological Priority Areas

⁶ 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 60	Target	On Target
SP11	Change in the number of statutory listed buildings	No reduction in the number of listed buildings	

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

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	

3.5.12 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.

3.5.13 Four new Conservation Area Appraisal and Management Plans for Bruce Castle, Tottenham Cemetery, Tower Gardens and Peabody Cottages Conservation Areas were adopted in 2019. The new Conservation Area Appraisals are designed to set out what makes each Conservation Area special and each appraisal includes proposals for how the Conservation Areas will be managed in the future. 2018/19 saw work commence on seven appraisals: Trinity Gardens, Wood Green Common, Bowes Park, Muswell Hill, St Ann's, Lordship Lane and Clyde Circus Conservation Areas, which will be reported to Regulatory Committee later in 2020/2021 for review and endorsement for public consultation. In 2019/2020, preparation of further seven appraisals has commenced respectively for Alexandra Palace Park, Rookfield Estate, Hornsey High Street, Campsbourne Cottages, Hornsey Waterworks, Hillfield and Crouch End Conservation Areas.

3.5.14 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. On 17 December 2020 the Council confirmed new Article 4 Directions for Noel Park, Peabody Cottages and Tower Gardens. These came into effect on 21 December 2020 and the existing Directions for these areas were cancelled on the same date.

3.5.15 In 2020 the Council appointed GLAAS to manage a fast-tracked, comprehensive review of the 22 Archaeological Priority Areas in order to inform the preparation of the emerging Local Plan.

Heritage Led Regeneration

Objective / Policy	Indicator LOI 61	Target	On Target
SP12	Number of buildings, structures	Reduce to 0 by	

	and conservation areas on the Historic England 'Heritage at Risk' Register	2026	
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3.5.16 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). Publicly funded renovation works of the Public Conveniences at Bruce Grove have been approved in 2020 and High Street Heritage Action Zone funding has been secured for improvements of Bruce Grove Conservation Area in order to reduce the number of heritage assets at risk in the Borough.

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 35.5 per cent of trips in 2018 (the most recent year where data is available), up from 26.8 per cent in 2000. Over the most recent year, the private transport mode share decreased, down by 0.3 percentage points compared with 2017. Cycle and walk mode shares both increased in 2018, to 2.5 per cent and 25.0 per cent respectively.
- 3.6.3 In 2018, 43.3 per cent of journey stages in London were made by public transport, compared with 33.0 per cent by private transport. This reflects the historic position of a well-established trend of a net shift away from private motorised transport to the public transport modes in London. 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.
- 3.6.4 Over the longer term, the decrease of 11.8 percentage points between 2000 and 2018 in the private transport mode share in terms of journey stages is equivalent to a decrease of 11.0 percentage points in terms of trips. Similarly, the public transport mode share, which increased by 10.7 percentage points in terms of journey stages, increased by 8.8 percentage points in terms of trips since 2000 (note that public transport trips typically involve more than one stage).
- 3.6.5 School Travel Plans and Personal Travel Plans both support parents, pupils and individuals to travel more sustainably, including to cycle. There are now 64 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	

3.6.6 In the monitoring year, a total of four ‘Sheffield’ cycle stands (8 spaces) and 31 ‘Bikehangars’ (186 spaces) were installed across the borough, providing space for 194 bikes, compared with 82 in the previous year, 132 in 2017/18 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. Also in 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

3.6.7 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. The Council is also working with TfL to secure extra resource to work on cycle route design.

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 74 car club bays in operation in the borough. Therefore, this target is likely to be surpassed.

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	

3.6.9 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 planned to install 36 new charging points across the borough in the 2019/20 monitoring period, but due to COVID-19 the implementation of the majority of these has been delayed. The Council did install five Rapid Charging points in the monitoring period, shown in the table below. These are part of the Polar network and managed by BP Chargemaster. We now have 59 charging points in the borough, up from 54 the previous year, and just 16

in the 2017/18 monitoring period.

Table 3.16 Charging Point Infrastructure 2019 / 20 additions

	Road name	Existing or new site	No. of charging points
1	Crouch Hall Road, Car Park, N8	New	2
2	Summerland Gardens Car Park, N10	New	2
3	Gladstone Avenue, N22	New	1

3.6.10 As well as the 31 postponed schemes, the Council is consulting on a possible introduction of 19 x 7 Standard 7kw with dual sockets for charging 37 electric vehicles at 11 locations across the borough for the 2020/21 monitoring period. These will be managed by BluePoint London (BPL).

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. The LIP was approved in June 2019.

3.6.12 The projects identified for 2019/20 are shown below and the delivery upon these will be reported on in future AMRs once works have completed.

Table 3.18: 2019 / 20 LIP Schemes

Indicative Annual Programme of Schemes 2019/20 Haringey 19/20 delivery plan	£k
Local Transport Fund	100
Principle Road Maintenance	0

Local Safety Schemes	465
Traffic Calming and Community Streets	175
Walking and Cycling	630
Smarter Travel	385
Liveable Neighbourhoods	150
Public Transport bus review	35

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

3.7 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 Mayoral CIL took effect. In 2019/20 the amount of Mayoral CIL collected was £7,224,269,38, which was up significantly up on the £2,603,145 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 Mayor⁷.

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

⁷ www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy

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 was implemented from 1 November 2014, with all applications for qualifying development decided on or after this date liable to pay the levy. 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. 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, now known as the Infrastructure Funding Statement (IFS), in the AMR. The Council's CIL Annual Report or IFS is published at the end of the calendar year covering the previous financial year⁸. The full information from the Council's Annual CIL Reports / IFS 2014/15 – 2019/20 is replicated in Table 3.19.
- 3.7.5 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.
- 3.7.6 The Council sought initial views from residents and businesses in October-November 2018 ('Round 1' Consultation) 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.
- 3.7.7 Since the 'Round 1' Consultation, a list of 41 projects for NCIL spend has been approved and awarded £2.2 million. These projects have been selected for delivery in accordance with the CIL Regulations 2010 (as amended), the criteria in the Council's CIL Governance document for prioritising infrastructure projects to be funded by CIL, and the Borough Plan priorities.
- 3.7.8 In 2016 the Council initiated a review of its adopted CIL rates. In 2017 it published a Preliminary Draft Charging Schedule for consultation. In the 2019/20 monitoring period the Council published a Draft Charging Schedule for consultation setting out proposals to increase CIL rates for residential uses in the east of the Borough. The CIL Draft Charging Schedule will be submitted for independent examination later in 2021 and brought into effect in 2022.

⁸ www.haringey.gov.uk/cil

Table 3.19: Haringey Annual CIL Reports 2014/15 – 2019/20

Letters in brackets (n) refer to CIL Regulation 62(4)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total to March 2020
(a) the total CIL receipts for year	£0	£805,112.35	£2,004,868.00	£1,987,040.00	£4,172,867.00	9,922,286	18,892,173.35
'Haringey CIL' (less administrative expenses but inc NCIL)	£0	£764,856.73	£1,904,624.60	£1,887,688.00	£3,964,223.65	9,426,172	17,947,564.68
Strategic CIL (SCIL)	£0	£586,584.21	£1,604,242.47	£1,586,131.85	£3,368,089.28	7,992,544	15,137,591.73
(b) the total CIL expenditure for year	£0	£40,255.62	£2,000,243.40	£99,352.00	£208,643.35	496,114	£2,844,608.67
(c) summary details of CIL expenditure for year							
(i) & (ii) items of infrastructure & amount	£0	£0	£1,900,000.00	£0	£0	£0	£1,900,000.00
(iii) repaying money borrowed	£0	£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	496,114	£944,608.67
(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	1,433,628	£2,809,972.95
Zone 1 - Alexandra, Fortis Green & Muswell Hill	£0	£944.06	£46,670.33	£77,138.83	£58,497.56	48,550.27	£231,801.05
Zone 2 – Hornsey & Stroud Green	£0	£177.48	£5,019.43	£23,363.58	£113,853.34	2,376.31	£144,790.14
Zone 3 - Bounds Green & Woodside	£0	£0	£61,656.57	£25,108.42	£30,486.00	14,344.78	£131,595.77
Zone 4 - Harringay & Noel Park	£0	£5,788.21	£122,753.52	£119,799.93	£293,447.84	714,837.60	£1,256,627.10
Zone 5 - White Hart Lane & Northumberland Park	£0	£100.46	£1,271.74	£993.94	£25,351.55	4,702.65	£32,420.34
Zone 6 - Seven Sisters, St. Ann's & West Green	£0	£2,052.00	£3,227.95	£100.01	£6,344.31	564.54	£12,288.81

Zone 7 - Bruce Grove, Tottenham Green & Tottenham Hale	£0	£316.78	£2,344.94	£6,624.19	£56,479.17	294,655.43	£360,420.51
Highgate Neighbourhood Forum	£0	£158,860.03	£36,720.88	£46,007.31	£3,751.80	58,011.43	£303,351.45
Crouch End Neighbourhood Forum	£0	£10,033.50	£20,716.77	£2,419.94	£7,922.80	295,584.77	£336,677.78
(ii) NCIL projects	None	None	None	None	None	41	41
(iii) spend on each NCIL project	£0	£0	£0	£0	£0	£2.2m allocated	£2.2m allocated
(d) CIL receipts retained at end of year	£0	£764,856.73	£769,481.33	£2,657,169.33	£6,621,392.98	16,047,564.68	16,047,564.68
(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	7,992,544	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	5,245,047.81	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	13,237,591.73	13,237,591.73
(iii) NCIL receipts for this year retained at end of year	£0	£178,272.52	£300,382.13	£301,556.15	£596,134.37	1,433,627.78	N/A
(iv) NCIL receipts from previous years retained at end of year	£0	£0	£178,272.52	£478,654.65	£780,210.80	1,376,345.17	N/A
Total NCIL receipts retained at end of year	£0	£178,272.52	£478,654.65	£780,210.80	£1,376,345.17	2,809,972.95	£2,809,972.95

Planning Obligations

- 3.7.8.1 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.
- 3.7.9 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.
- 3.7.10 Planning obligations remain an important tool to ensure adequate provision of infrastructure across the borough, particularly for affordable housing, as noted above.
- 3.7.11 In the 2019/20 monitoring period, the Council secured £5.01 million in Section 106 funds. This is less than the £11.72 million secured in 2018/19, which was an exceptional year due to the implementation of some significant major applications, including the Clarendon Square (former Gas Works) site.
- 3.7.12 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.
- 3.7.13 The table below shows the S106 contributions negotiated, and the actual contributions received and spent from signed S106 agreements within the past 8 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
2019/20	£5.01m	£3.04m	£0.82m
Total	£62.34m	£21.99m	£15.26m

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				

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)
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	
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

- 3.7.14 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)

- 3.7.15 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.
- 3.7.16 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 to several partial reviews, with the last being in July 2016 to support the examination of the Local Plan. The IDP will be updated as part of a new-look Infrastructure Funding Statement (IFS) as part of the emerging new Local Plan.

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 2019/20, the Council decided 2,889 planning applications consisting of 19 major applications, 436 minor applications, 1,083 householder and 1,351 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 remained in the top quartile in London at 95%. Other applications have also remained in the top quartile in London at 97%. Performance remains high and it is expected to be top quartile in all categories in the next financial year.

4.1.3 In 2019/20, a total of 19 major applications were decided compared to 28 in the previous financial year. The average time of decision has decreased from 248 to 209 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. The level of major applications submitted in the latter part of this year has reduced over previous years.

4.1.4 In 2019/20 436 Minor applications were decided compared to the 519 during 2018/19. The average decision time has slightly increased from 76 to 77 days.

4.1.5 In 2019/20, 1,083 Other applications were also decided compared to the 1,201 during 2018/19. The average decision time has slightly increased from 60 days to 63 days.

4.1.6 Validation times remain at an average of 10 days, however this is a product of the systems thinking approach where issues are addressed before validation rather than before decision.

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 2019/20, there were a total of 96 appeals on refusals decided by the Planning Inspectorate, with 23 appeals allowed (24%) and 73 appeals dismissed (76%). The proportion of appeals allowed in Haringey is a decrease on the previous year (30%).

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 2019/20 - 757
- Enforcement notices served 2019/20 - 68

4.3.3 Improvement of the planning enforcement team is ongoing and performance has improved 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 31/03/2020 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 31/03/2020 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 31/03/2020 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 31/03/2020 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 12,356 net additional homes covering the five-year period from April 2020 to March 2025. This is composed of the constituent parts below.
- 5 years of 1,502 (7,510)
- + 2,795 (existing shortfall)
- +20% (2,061)
- 5.1.10 Overall, Haringey has a supply of housing land over the next five years to meet 5.17 years of its annualised housing target as shown in the tables below.

Table A1: Haringey 5YHLS 2020 – 2025

Annual LP Housing Target	5 Year Requirement	Shortfall	Buffer 20%	5YHLS Target	Deliverable Sites (See schedule)	
1,502	7,510	-2,795	2,061	12,366	12,787	
= Excess of 421 Units						
Site					Total Units	Deliverable in 5 Years
Clarendon Square (SA22) (HGY/2009/0503 & HGY/2017/3117 & HGY/2018/0362) - also known as Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22 (HGY/2019/0362 / HGY/2019/1775)					1697	1139
Apex House (SS6) (HGY/2015/2915)					163	163
Hale Wharf (TH9) (HGY/2016/1719)					505	505
500 White Hart Lane (HGY/2016/0828)					145	145
Hawes & Curtis (SA26) (HGY/2016/1807)					133	133
163 Tottenham Lane N8 9BT 'Kwik Fit' (HGY/2017/2001, HGY/2018/1874 and HGY/2019/0748)					26	26
7 Bruce Grove N17 6RA (HGY/2012/0563 / HGY/2018/3304)					13	13
5 Bruce Grove (HGY/2014/1041)					14	14

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 N8 9BT (HGY/2014/0484 / HGY/2018/2529)	18	18
Hale Village Tower (HGY/2006/1177)	279	279
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) also known as Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17	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 also known as Berol Yard Ashley Road N17 9LJ (HGY/2020/0080)	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
Ward's Corner (HGY/2012/0915) (SS3)	196	196
Ashley House Ashley Road N17 9LJ (HGY/2019/0108)	80	80
Ashley Road South (TH6) (part) (HGY/2016/4165) Ashley House and Cannon Factory	265	265
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 (WGSA 11)	169	169
Station Square West (TH4) part Planning Ref HGY/2017/2223. Sites known as North Island and Ferry Island	618	618
Ashley Gardens Ashley Road South (TH6) (part) N17 9LJ (HGY/2017/2045 / HGY/2019/2804 / HGY/2020/1161)	423	423
Cultural Quarter now known as Land at the Chocolate Factory and Parma House, 5 Clarendon Road N22 6XJ (HGY/2017/3020)	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) also known as 423-435 West Green Road N15 3PJ (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
867-879 High Road (part of NT5) (HGY/2019/2929)	330	330
Pool Motors 7 Cross Lane (HGY/2020/1724)	50	50
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) WGSA 27 (part) Hertie Site	45	45
Arena Design Centre (SA30)	40	40
Omega Works (SA32) – Remainder of site	40	40
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
Gourley Triangle (SS4) Part	300	300
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	13	13
300-306 West Green Road N15 PRE/2018/0220	19	19
Selby Centre (SA 62)	200	200
Clarendon Rd South (SA23) WGSA 27 (part) West Indian Cultural Centre	100	100
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	34	34
Woodridings, Crescent Road, N22	26	26
Edith Road N11	10	10
17 South Grove Road, N15 and 23 South Grove (commercial)	22	22
Hillcrest, North Hill, N6	34	34
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	50	50
Former Moselle School Site	300	60
(Site formerly known as 76-84 Mayes Road, N22) Caxton Road PFS	63	63
311 The Roundway	80	80
Broadwater Farm	483	170
High Road West, South of White Hart Lane	1400	801
26-28 Brownlow Road, N11 (HGY/2020/1615)	24	24
Mecca Bingo (PRE/2020/0043)	300	300
679 Green Lanes & 21-23 High Road, N22 (Costa)	130	130
Station Square West (TH4) part - Somnez - Northern parcel (29-33 the Hale (PRE/2018/0171)	122	122
Small Sites		1600
Overall Total		12,787

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	Cumulative Completions	London Plan Target	Cumulative adjusted target	Shortfall/Surplus
2011/12	1410		1410	820	820	590
2012/13	1290		2700	820	1640	1060
2013/14	501		3201	820	2460	741
2014/15	640		3841	820	3280	561
2015/16	660		4501	1502	4782	-281
2016/17	774		5275	1502	6284	-1009
2017/18	1210		6485	1502	7786	-1301
2018/19	644		7129	1502	9288	-2159
2019/20	919		8048	1502	10790	-2742
2020/21		1761	9809	1502	12292	-2483
2021/22		2435	12244	1592	13884	-1640
2022/23		2915	15159	1592	15476	-317
2023/24		2476	17635	1592	17068	567
2024/25		2300	19935	1592	18660	1275
2025/26		2099	22034	1592	20252	1782

For further information please contact

planning.policy@haringey.gov.uk

Haringey
LONDON