CHAPTER 25: HOUSING



INTRODUCTION

25.01 The Council considers that the right to a home is a fundamental human right. A good quality, secure home allows people to put down roots in a community. It gives children a safe place to play and learn. Good housing contributes to good health, both physical and mental. It helps with access to local jobs. And well-designed homes create pleasant, secure neighbourhoods that allow residents to belong and thrive.

25.02 The Council wants everyone in Haringey, whatever their circumstances, to have a safe, stable, and genuinely affordable home. It is recognised that this far from being the case at present and that significant work is needed to address this. There is a housing crisis in Haringey as there is across London, and the UK and tackling it will be a major challenge.

25.03 The Council's Housing Strategy 2024-2029 contains four strategic objectives to help address identified housing challenges, the first of which is delivering the new homes Haringey needs.

25.04 As part of delivering sustainable development, the National Planning Policy Framework requires Local Plans to meet the development needs of their area for new homes. In London, the need for new homes is assessed on a capital wide basis by the Mayor of London and then minimum housing targets are apportioned to boroughs via the London Plan based upon potential future housing capacity (e.g. availability of sites). The London Plan 2021 sets Haringey a ten year housing target of 15,920 homes which equates to 1,592 homes per year.

25.05 Through the Council's New Local Plan, we aim to ensure that this target is met and where possible exceeded. To support this, the Council will deliver at least 3,000 of those homes ourselves as Council homes – nearly 20% of the overall target. We have an ambitious home-building programme that is delivering the first new council homes in a generation, with as many as possible built on existing council-owned land. This is an important priority for our borough, as for many of those in the greatest need, a council home offers their only real chance to put down roots in Haringey.

25.06 To meet our community's diverse needs, we need many new homes but we also need to ensure that these are good quality, healthy and comfortable, and that as many as possible are genuinely affordable for our communities.

25.07 This Draft Local Plan contains policies to ensure that:

- the housing requirement for Haringey is clearly established over the plan period
- a sufficient amount and variety of land can come forward to meet the need for new homes, including small and medium sized sites
- an appropriate mix of housing is provided for the local community, with the size, type and tenure of housing need clearly reflected, including providing for genuinely affordable homes to meet identified local needs
- the needs of groups with specific housing requirements are addressed

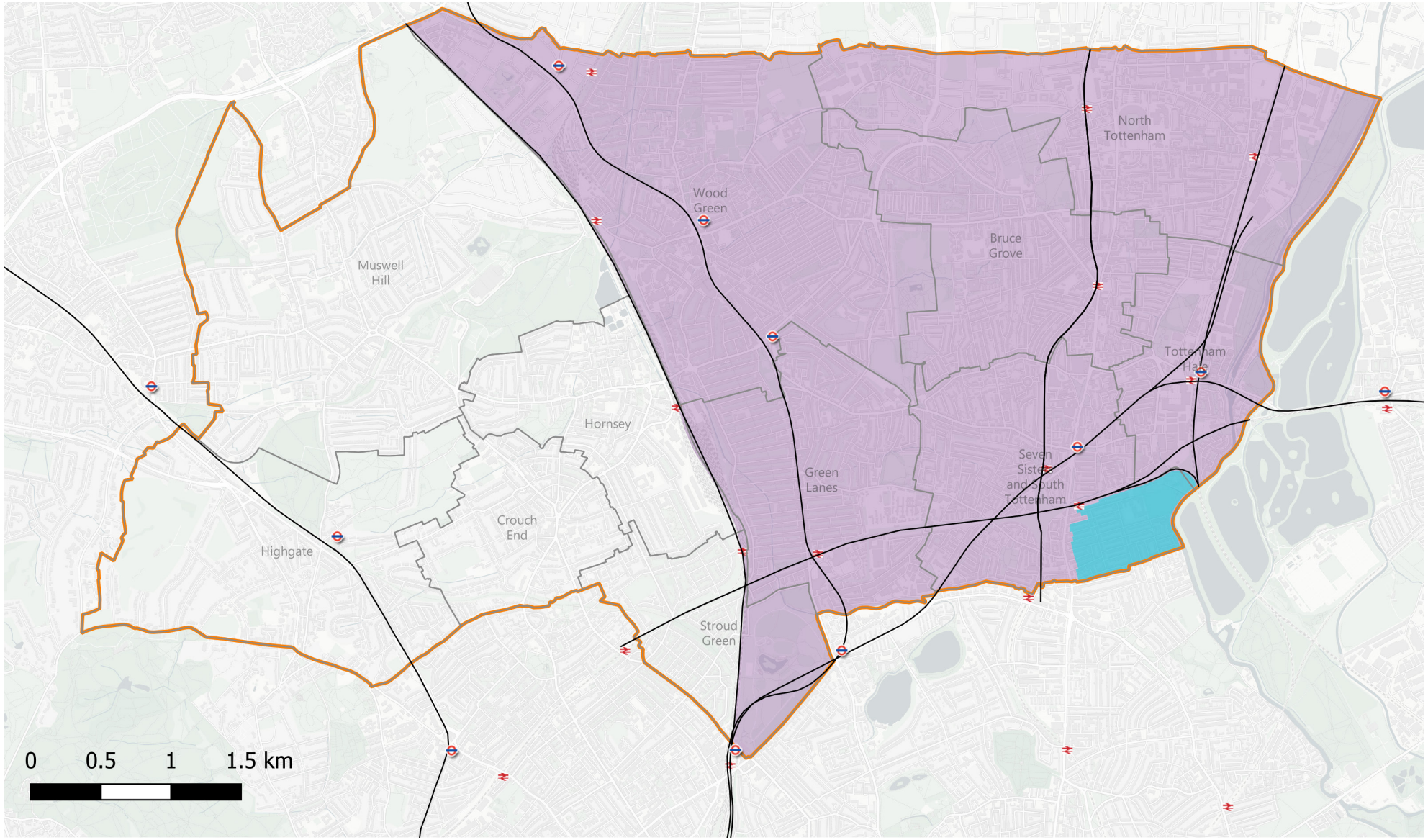


FIGURE 210 | Housing Policy Designations Map

Policy H1: Meeting Housing Needs

A. The Council will work positively with stakeholders and partners to make full use of Haringey's capacity for housing and will seek to significantly increase the supply of new homes in the borough to meet evidenced local housing needs.

B. The Council will meet the minimum housing target for Haringey set in the London Plan 2021 by delivering at least 15,920 homes (net) over the period 2027 to 2036. This will be achieved through:

(1) optimising potential housing delivery on all suitable and available brownfield sites
(2) realisation of the borough-wide spatial strategy set out in Policy SS1
(3) development of allocated residential and mixed-use sites as set out on the Policies Map
(4) encouraging development on appropriate windfall sites
(5) supporting the delivery of well-designed new homes on small sites
(6) resisting proposals for the development of alternative uses on allocated residential and mixed-use sites unless it can be demonstrated that there is an overriding public benefit
(7) maintaining a five year housing land supply with appropriate buffer

C. The focus of delivery will be on providing the right mix of homes to meet the diverse needs of Haringey's communities. This will be achieved through:

(1) ensuring that all homes and residential accommodation are of a high-quality design that promotes health and wellbeing consistent with Policy D11.
(2) maximising the delivery of new affordable homes which are genuinely affordable to most people in housing need, including essential local workers, in accordance with Policy H2.
(3) delivery of an appropriate mix of housing sizes and types, with priority for homes suitable for families, in accordance with Policy H3
(4) supporting Build to Rent development, consistent with Policy H4
(5) supporting proposals for new homes on small sites in accordance with Policy H5
(6) supporting proposals for self-build, custom-build and community-led housing in accordance with Policy H6
(7) encouraging housing proposals for older and vulnerable people which meet an identified local need in accordance with Policy H7
(8) supporting self-contained residential homes over other forms of residential uses. Self-contained residential homes (use class C3) are the priority need in Haringey and, in accordance with policies H8 and H9, proposals for large-scale purpose-built shared living and purpose-built student accommodation will only be permitted in limited circumstances.
(9) supporting proposals for gypsy and traveller accommodation in accordance with Policy H10

D. To ensure the borough's existing stock of homes continues to meet the needs of Haringey's communities, the Council:

(1) resist proposals which involve a net loss of self-contained homes in accordance with Policy H11
(2) restrict the conversion of existing family sized homes to smaller units or to houses in multiple occupation in accordance with Policy H12
(3) resist proposals for the change of residential accommodation to short-term lets
(4) otherwise resist proposals involving the loss of accommodation that meets an identified housing need

25.08 This policy contributes to the Haringey Placemaking objectives as follows:

A FAIR PLACE

Significantly boosting the supply of new homes in the borough with a focus on providing as many genuinely affordable homes as possible will contribute to reducing housing inequalities in the borough which have a clear link to systemic inequality.

A HEALTHY & SAFE PLACE

Supports an increase in the supply of good-quality, healthy and comfortable homes for residents and communities, including for those in greatest need as part of the Council's ambitious home-building programme that is delivering the first new council homes in a generation.

A SUSTAINABLE & RESILIENT PLACE

Supports a more sustainable built environment with employment buildings that are modern, energy efficient and fit for future needs and requirements.

25.09 Haringey faces a significant and growing housing challenge, driven by population growth and affordability pressures. The Haringey Housing Strategy 2024–2029 sets out a clear vision for ensuring that everyone in the borough has access to a safe, stable, and genuinely affordable home. This Local Plan policy supports that vision by setting out a comprehensive policy framework to meet housing needs through increased supply, improved quality, and a better match between housing types and community needs.

25.10 The borough's population is projected to grow substantially in the future. To meet this demand, the Council is committed to delivering the minimum housing target of 15,920 homes over the period 2027-2036. The Housing Strategy recognises the acute shortage of affordable and family-sized homes and commits to supporting the delivery of 1,592 new homes per year, including 3,000 new council homes by 2031. This policy supports that ambition by promoting development on brownfield land, allocated sites, and appropriate windfall and small sites, while resisting the loss of residential capacity.

25.11 The Housing Strategy identifies a critical need for a diverse mix of homes, including:

- Larger family homes.
- Supported and specialist housing for older people, disabled residents, and those with complex needs.
- Genuinely affordable homes, with a strong preference for social rent and London Living Rent

25.12 This policy ensures that new development reflects these priorities, supporting a balanced housing market that meets the needs of all residents, including essential workers, families, and vulnerable groups.

25.13 The Housing Strategy emphasises the importance of high-quality, sustainable homes that promote health and wellbeing. All new homes should meet or exceed the Mayor of London's Housing Design Standards, be net-zero carbon, and incorporate inclusive design principles. The Council's own housing delivery programme is leading by example, with all new council homes designed to Passivhaus or equivalent standards, and 20% of new homes being wheelchair adaptable.

25.14 With around 14,000 households on the housing register and more than 2,600 in temporary accommodation, it is vital that the borough's existing housing stock is protected and used efficiently. The Housing Strategy highlights the need to prevent the loss of self-contained homes, resist conversions that reduce family housing, and tackle the misuse of homes as short-term lets. This policy supports those aims by ensuring that existing homes continue to meet the needs of Haringey's diverse communities.

Policy H2: Genuinely Affordable Housing `

A. The Council will aim to secure 50% of all new homes over the plan period as genuinely affordable consistent with the Mayor's of London's strategic target in the London Plan. To achieve this the Council will:

(1) deliver its extensive Council Housing Delivery Programme
(2) work actively with Registered Providers of Social Housing to facilitate their delivery of affordable housing
(3) maximise the delivery of genuinely affordable housing in all private housing developments, subject to viability, including in Build for Sale, Build for Rent, other developments comprising self-contained units with Use Class C3, purpose-built student accommodation and large-scale purpose-build shared living.

B. Proposals for 10 or more self-contained homes (gross) will be required to deliver a minimum of 40% affordable housing on-site, except on types of land for which the London Plan sets a higher target (e.g. public sector land and industrial land).

C. Off-site affordable housing or payments in-lieu will only be acceptable in truly exceptional circumstances where the Council is satisfied that this form of provision would secure a better outcome in meeting the borough's housing need.

D. The Council will require an affordable housing tenure split of 70% low cost rent housing and 30% intermediate housing.

E. Low cost rent is defined as homes rented based on social rent levels, including Social Rent and London Affordable Rent. To ensure new affordable homes are genuinely affordable to most people in affordable housing need, the majority of intermediate homes should be homes for rent at London Living Rent levels. Other intermediate affordable housing tenures will be permitted where it can be demonstrated that these are genuinely affordable. Affordable housing tenures which are not considered to be genuinely affordable will be resisted and not be counted towards the level of affordable housing provision on individual schemes. Where developments propose more than 50% affordable housing, some flexibility may be considered in the tenure mix provided the proposed tenures are demonstrated to be genuinely affordable.

F. The percentage of affordable housing on a scheme should be measured in habitable rooms to ensure that a range of sizes of affordable homes can be delivered, including family-sized homes to ensure compliance with the Council's preferred size mix set out in Policy HX.

G. Proposals that meet or exceed the targets specified in part B and D of this Policy will not be required to provide viability evidence and will follow the Fast Track Route as set out in the London Plan. Only those proposals that cannot meet the relevant targets will be required to undertake the Viability Tested Route as set out in the London Plan including submitting site-specific viability information to the Council for its review. For schemes which undertake the Viability Tested Route, the targets set out in Parts B or D must remain the starting point. Site-specific viability assessments will be tested rigorously and the maximum viable amount of affordable housing must be delivered. Such proposals will be subject to detailed review mechanisms throughout the period up to full completion of the development, including a late stage review mechanism.

H. Proposals for 5 to 9 self-contained homes (gross) will be required to provide a financial contribution to fund the development of affordable housing off-site.

I. Where development sites are split, or separate proposals are brought forward on neighbouring or nearby sites which are physically or functionally linked, affordable housing

requirements will be assessed on the total number of net housing units proposed across all related sites.

J. Affordable housing requirements are not limited to use class C3 and will be sought from alternative housing products consistent with other policies in this plan.

K. For proposals which trigger affordable housing requirements in Haringey (either on-site or through financial contributions), exceptional reasons will be required to justify application of the Vacant Building Credit and all of the following criteria must be met:

(1) All buildings within the site boundary must be vacant at the time the application is submitted and it should be demonstrated that the buildings have been vacant for 3 years or more

(2) There are no extant or recently expired permissions on the site, for any proposed use class.

(3) It is clearly demonstrated that the site would otherwise not come forward for any form of redevelopment and the building has not been made vacant for the sole purpose of redevelopment. This should be evidenced by provision of marketing evidence for a continuous period of 24 months (up to the point of submission of an application). Evidence should also be provided setting out any site specific issues which form a barrier to the redevelopment of the site.

L. Development involving the provision of affordable housing will be required to ensure affordable housing is equivalent in siting, appearance and layout to the rest of the development and provides equivalent access to amenity and play space. Proposals will be required to demonstrate that the integration of different tenures has been considered from the outset of the design process.

Supporting Text

25.15 As set out in the Haringey Housing Strategy, the Council wants everyone in Haringey, whatever their circumstances, to have a safe, stable, and genuinely affordable home.

25.16 TheCouncil's Strategic Housing Market Assessment (SHMA) (2021) set out that the annualised need for affordable housing in Haringey significantly exceeds the Council's annual housing target of 1592 homes a year therefore even if all new homes delivered in the borough in the next 15 years were affordable homes there would still be a growing shortfall of affordable housing to meet need. The SHMA further identifies that over 80% of affordable housing need is for social rented homes. As such, it is the case that many affordable housing tenures are not genuinely affordable for our residents and communities. It is therefore critical that the Local Plan maximises the supply of genuinely affordable housing through the planning system with a focus on the affordable tenures which are most affordable. The Council is already having a major impact with the delivery of its ambitious council house building programme but private developments must also continue to meaningfully contribute to the delivery of genuinely affordable housing to meet need and ensure the borough continues to have mixed and balanced communities.

25.17 There are many types of affordable housing product which fall within the definition of affordable housing in the NPPF. The Council's preferred affordable housing tenures are:

- homes based on social rent levels, including Social Rent and London Affordable Rent
- London Living Rent

25.18 Definitions of preferred affordable housing tenures:

Tenure	Category of Affordable Housing	Definition
Social Rent	Low-cost rent	Social Rent homes are for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator's Rent Standard Guidance. The rent levels for Social Rent homes use a capped formula and are significantly less than 80 per cent of market rents, which is the maximum for Affordable Rent permitted in the NPPF. Social Rent is sometimes also known as Formula Rent, Target Rent, or Council Rent.
London Affordable Rent	Low-cost rent	London Affordable Rent (LAR) was introduced by the Mayor of London in 2016 for new affordable homes in London and is set at the Social Rent Cap increased every year by one percentage point more than inflation. LAR is for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator's Rent Standard Guidance. The rent levels f are capped at benchmark levels published by the GLA and are significantly less than 80 per cent of market rents, which is the maximum for Affordable Rent permitted in the NPPF
London Living Rent	Intermediate	London Living Rent (LLR) offers Londoners on average incomes a lower rent, enabling them to save for a deposit. LLR is an intermediate affordable housing product with low rents that vary by ward across London. Where funded by the GLA, LLR will be a Rent to Buy product, with sub-market rents on time-limited tenancies, which will help households on average income levels to save for a deposit. As London Living Rent can be a step to homeownership, it can be considered as an affordable homeownership product

Table 142 | Affordable Housing Definitions

25.19 Other affordable housing products may be acceptable if, as well as meeting the broad definition of affordable housing, they also meet the London Housing Strategy definition of genuinely affordable housing and are considered by Haringey to be genuinely affordable. For the avoidance of doubt, homes set at 80% of the local market rent are not considered to be a low-cost rent home in Haringey.

25.20 The Haringey Housing Strategy commits the Council to preparing an Intermediate Housing Policy. Once adopted, applications should have regard to this in terms of proposed intermediate housing.

25.21 Currently all intermediate rented products such as London Living Rent and Discounted Market Rent should be affordable to households on incomes of up to £67,000. Intermediate ownership products such as London Shared Ownership and Discounted Market Sale (where they meet the definition of affordable housing), should be affordable to households on incomes of up to £90,000. Further information on the income caps and how they are applied can be found in the London Plan Annual Monitoring Reports.

25.22 For homes to be considered affordable, annual housing costs, including mortgage (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40 per cent of net household income, based on the household income limits set out above.

25.23 For proposals of 10 or more self-contained homes (gross), affordable housing should be provided on-site to help deliver mixed and inclusive communities. Affordable housing will only be accepted as an off-site contribution in exceptional circumstances where it can be robustly demonstrated high-quality affordable housing cannot be delivered on-site or where an off-site contribution would:

(1) secure a higher level of affordable housing on an alternative site;
(2) better address priority needs, especially for affordable family housing; or
(3) secure a more mixed and inclusive community than an on-site contribution.

25.25 Justifiable cases where high-quality affordable housing cannot be delivered on-site could include where:

- no Registered Provider is identified and the Council is not willing to take the units on itself;
- the size of the site is too small; or
- practicalities of design and management mean this on-site delivery is not possible.

25.26 Cash in lieu contributions will be accepted in even more limited circumstances where off-site options have been explored but are not acceptable and where accepting a cash in lieu contribution will not be detrimental to the delivery of mixed and inclusive communities.

25.27 In each case, the approach must result in additional affordable homes, meaning the funding should not be used for affordable units that would otherwise have been delivered on-site. It should also take account of the fact that all sites are expected to deliver at least the threshold level of affordable housing and any cash in lieu or off-site contribution should deliver units in addition to this.

25.28 To avoid incentivising off-site provision or in lieu contributions, agreements for this may not provide any financial benefit to the applicant relative to on-site provision and should include review mechanisms in line with the Viability Tested Route.

25.29 In instances where it is accepted that off-site provision is appropriate, the onus will be upon the developer to find and acquire a more suitable site that would not otherwise be expected to come forward for affordable housing, within the vicinity of the originating development.

25.30 Where the Council agrees a cash in lieu of provision contribution may be suitable, the financial contribution sought will be in accordance with the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance. This states that all developments not meeting the affordable housing threshold should be assessed for financial viability through the assessment of an appropriate financial appraisal, with early and late-stage viability reviews applied where appropriate. It states that all schemes which propose cash in lieu payments are required to provide a detailed viability assessment as part of the justification. The SPG states "The starting point for determining in-lieu contributions should be the maximum reasonable amount of affordable housing that could be provided on-site as assessed through the Viability Tested Route. The value of the in-lieu contribution should be based on the difference in Gross Development Value arising the affordable units are changed to market units within the appraisal. This is to ensure that where the on-site component of market housing is increased as a result

of the affordable contribution being provided as a cash in-lieu payment, this does not result in a higher assumed profit level for the market homes within the assessment which would have the effect of reducing the affordable housing contribution".

25.31 For proposals for 5 to 9 self-contained homes (gross), developers will be required to provide a financial contribution to fund the development of affordable housing off-site.

25.32 All proposals requiring provision for affordable housing or a linked financial contribution should have regard to the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance and Development Viability London Plan Guidance.

25.33 This Draft Local Plan is informed by a preliminary viability assessment. A detailed Whole Plan Viability Assessment will be carried out in support of the next iteration of this Plan (Regulation 19). At the same time, a formula will be proposed for the contribution in lieu for schemes of 5-9 units.

Policy H3: Housing Mix

A. The Council will support proposals which offer a range of housing sizes and types to meet local need, with priority for homes suitable for families.

B. All proposals for conventional homes (including conversions and extensions) are expected to provide a mix of home sizes as set out below:

Table 143: Housing Mix Requirement

Tenure	Studio/ Bedsit	1 bed	2 bed	3+ bed
Social rent	None	Lower % than 2 bed	Higher % than 1 bed	At least 30%
Intermediate rent e.g. London Living Rent	None	Lower % than 2 bed	Higher % than 1 bed	At least 30%
Intermediate affordable home ownership e.g. shared ownership	None	Higher % than 2 bed	Lower % than 1 bed	None
Market	None	Lower % than 2 bed	Higher % than 1 bed	At least 30%

C. The Council will consider variations to the size mix if this can be justified based on the tenures and type of homes proposed, site location, area characteristics, the objective of optimising housing potential, design constraints, scheme viability and for intermediate affordable home ownership the ability of potential occupiers to afford the homes proposed.

D. Concentrations of one-bedroom units, either overall and as part of constituent market and affordable elements of a proposal, will not be acceptable.

E. Studio and bedsit units will only be permitted where:

(1) these would constitute a very small proportion of the housing mix of a development proposal, both overall and/or in any constituent market or affordable elements
(2) the delivery of larger homes is not possible; and
(3) provision of studios/bedsits would result in a high-quality homes in accordance with relevant design policies.

Supporting Text

25.34 Delivering the right mix of housing is essential to meeting the diverse needs of Haringey's residents, supporting inclusive communities, and addressing housing inequalities. Policy H3 sets out the Council's approach to ensuring that new housing developments provide a balanced mix of unit sizes and tenures, with a particular emphasis on family-sized homes and genuinely affordable housing.

25.35 This approach is supported by the London Plan (2021), which under Policy H10 (Housing Size Mix) requires boroughs to ensure that new housing developments provide a range of unit sizes informed by local evidence of need. The NPPF also requires local planning authorities to plan for the needs of different groups in the community, including families with children, older people, and people with disabilities (paragraph 63).

25.36 The Council supports proposals that provide a range of housing sizes and types to reflect the borough's demographic profile and housing needs. The Haringey SHMA (2021) and Housing Strategy (2024–2029) both highlight a significant shortfall in larger family homes, particularly affordable homes. Overcrowding is a persistent issue, with 23% of Council tenant households living in homes smaller than their basic needs, and 35% of households in Bands A and B on the housing register requiring three or more

bedrooms.

25.37 The Housing Strategy commits to prioritising the delivery of larger homes to address this need, particularly for social rent and London Living Rent tenures. Policy H3 reflects this priority by requiring that at least 30% of homes in each tenure category are three-bedroom or larger.

25.38 The required housing size mix is informed by the SHMA and Housing Strategy and is designed to ensure that new developments contribute to a balanced housing stock. The mix varies by tenure to reflect differences in affordability, demand, and household composition:

- For social rent and intermediate rent (e.g. London Living Rent), the emphasis is on two- and three-bedroom homes, with a minimum of 30% of homes being family-sized (3+ bedrooms).
- For intermediate home ownership (e.g. shared ownership), the focus is on smaller units, reflecting affordability constraints and the limited number of households in need who can afford larger shared ownership homes.
- For market housing, a similar emphasis on two- and three-bedroom homes is required, with at least 30% of homes being family-sized to support mixed and inclusive communities.

This approach aligns with London Plan Policy H10 and has been drawn up to reflect local evidence of need, and the role of different unit sizes in freeing up family housing.

25.39 While the Council expects developments to broadly comply with the required housing mix, flexibility will be applied where justified. Factors such as site constraints, design considerations, scheme viability, and the specific tenure mix proposed may warrant a variation. For example, higher proportions of smaller units may be appropriate in town centre locations or where intermediate home ownership is proposed, provided the overall mix remains balanced and contributes to meeting local needs.

25.40 To support mixed and sustainable communities, the Council will resist proposals that result in an over-concentration of one-bedroom units, either overall or within specific tenure components. This is particularly important in areas already characterised by high densities of small units or where there is a known shortfall of family housing.

25.41 Studio and bedsit units will only be permitted in exceptional circumstances, where:

- They form a very small proportion of the overall mix;
- Larger homes cannot be delivered due to site constraints; and
- The units meet high design standards, including space, light, and amenity, in accordance with London Plan Policy D6 and the design policies in this plan.

25.42 The SHMA and Housing Strategy both indicate that the need for studio units is limited, and that priority should be given to homes that can accommodate a range of household types and support long-term occupation.

Policy H4: Build to Rent

A. The Council will support standalone Build to Rent developments or Build to Rent blocks within large mixed tenure schemes where these meet the definition in the London Plan and comply with Parts B to D of this policy.

B. Proposals for Build to Rent will be required to provide affordable housing on-site in accordance with the London Plan subject to the following additional requirements

(1) Where a development proposal involving Build to Rent has potential to include more than one residential core and/or block, applicants should use this separate core and/or block to provide social rented and intermediate rented homes to be managed independently by a registered provider of affordable housing. To follow the Fast Track Route, the council will seek 70% of the overall requirement for the development as social rented homes within this separate core and/or block. The 30% intermediate affordable housing requirement will normally be accepted as discount market rent accommodation within the Build to Rent element of the scheme at London Living Rent levels. If the low cost rented accommodation to be managed by a registered provider in the separate core and/or block equates to less than 70 per cent of the overall affordable housing requirement for the development, the proposal must follow the Viability Tested route. In these circumstances, the council will seek from the applicant the optimum affordable housing offer for the development as a whole.

(2) Where an applicant can demonstrate to the Council's satisfaction that it is not feasible in design terms to include a separate residential core and/ or block in the development proposal, the Council will accept the full affordable housing requirement for the scheme as discount market rent units managed alongside the market rent units, in accordance with the requirements of London Plan policy. To follow the Fast Track Route, the council will seek 30 per cent of the affordable provision at rents equivalent to London Living Rent level, with the remainder at a range of genuinely affordable rents to meet priority housing need in Haringey. If these requirements are not met, the scheme must follow the Viability Tested Route.

(3) The package of discounted units below market rent will be secured through a section 106 legal agreement.

C. The minimum covenant period for all Build to Rent proposals in Haringey will be 25 years, which will be secured through a section 106 legal agreement. In accordance with the London Plan, a clawback mechanism will apply in the event of units being sold out of the Build to Rent sector.

D. A management plan that commits to high standards in the ongoing management of Build to Rent properties and premises must be provided and secured through a section 106 agreement

Supporting Text

25.44 Build to Rent is a distinct form of housing development that contributes to housing supply, supports housing choice, and meets the needs of a growing segment of London's population. Build to Rent schemes are purpose-built, professionally managed, and typically offer longer tenancies, on-site amenities, and a consistent rental product. The London Plan 2021 (Policy H11) formally recognises Build to Rent as a distinct asset class and sets out specific policy requirements to support its delivery while ensuring affordability and quality standards are met.

25.45 National Planning Practice Guidance (PPG) also provides a framework for Build to Rent, defining it as housing designed for rent rather than sale, typically offering longer tenancy agreements and managed by institutional investors or specialist operators

25.46 The Council supports Build to Rent development as part of a diverse and balanced housing market. Build to Rent can help accelerate housing delivery, particularly on large or complex sites, and provide high-quality rental accommodation with professional management.

25.47 Proposals must meet the definition of Build to Rent as set out in the London Plan, including having a single ownership and management structure, offering tenancies for at least three years, providing on-site management and being subject to a covenant for accommodation to remain in the rental sector for a minimum period.

25.48 Build to Rent schemes may come forward as standalone developments or as part of larger mixed-tenure schemes, where they can contribute to housing mix and delivery. In accordance with London Plan Policy H11, Build to Rent schemes must provide affordable housing on-site, with a minimum of 35% (by habitable room) to qualify for the Fast Track Route. The Council applies additional local requirements to ensure that affordable housing within Build to Rent schemes meets local needs and is appropriately managed:

(1) Separate Core Provision for Social Rent

Where feasible, schemes with multiple cores or blocks should deliver the majority of affordable housing (70%) as social rented homes in a separate core or block, managed by a Registered Provider. The remaining 30% may be provided as Discount Market Rent (DMR) units at London Living Rent levels within the Build to Rent element. This approach ensures that social rented homes are delivered at scale and managed by experienced providers.

(2) Integrated Affordable Housing Where Separate Core Not Feasible:

Where a separate core is not feasible, the Council will accept all affordable housing as DMR units within the Build to Rent scheme. To qualify for the Fast Track Route, 30% of these units must be at London Living Rent levels, with the remainder at a range of genuinely affordable rents to meet local needs. This ensures affordability is maintained even where integration is necessary.

(3) Legal Agreements:

All affordable housing will be secured through Section 106 agreements, including rent levels, eligibility criteria, and long-term affordability. This approach aligns with the London Plan's emphasis on affordability and flexibility in Build to Rent delivery, while ensuring that schemes contribute meaningfully to meeting Haringey's housing needs

25.49 To ensure that Build to Rent schemes remain in the rental sector and deliver long-term benefits, the Council will require a minimum covenant period of 25 years, secured through a Section 106 agreement. This exceeds the London Plan's minimum of 15 years and reflects the borough's need for long-term, stable rental housing. In line with London Plan Policy H11, a clawback mechanism will apply if units are sold out of the Build to Rent sector before the end of the covenant period. This ensures that any loss of affordable housing is mitigated through financial contributions or replacement provision.

25.50 High-quality management is a defining feature of Build to Rent. To ensure that Build to Rent schemes maintain high standards of service and contribute positively to neighbourhoods over the long term, the Council will require a management plan to be submitted and secured through a Section 106 agreement. This should include:

- On-site management arrangements;
- Maintenance and repairs protocols;
- Tenant engagement and complaints procedures;
- Lettings and affordability commitments.

Policy H5: Small Sites and Smaller Housing Development

A. As a component of the borough's overall housing target, the Council will meet the small sites minimum housing target for Haringey set in the London Plan 2021 by delivering at least 2,600 homes (net) over the period 2027 to 2036 on sites of less than 0.25 hectares.

B. Development of new homes and intensification of existing housing will be particularly supported on appropriate small sites with good public transport accessibility (PTAL 3-6) and/ or are within 800 metres of a tube, rail station or the boundary of an identified town centre.

C. Proposals for additional housing within street frontages and on street corners in existing residential areas will only be supported where they are sensitively integrated into the street frontage, including by respecting the proportions and spaces of and between existing buildings.

D. Proposals should be carefully and creatively designed and innovative design solutions should be used to ensure harm is avoided to the amenity of surrounding properties and uses, especially in terms of outlook, privacy, daylight and sunlight.

E. Proposals for additional housing on private residential gardens will not normally be permitted and loss of garden land will only be considered acceptable where the proposal is for comprehensive redevelopment of a number of whole land plots where adequate gardens from the doner properties are secured.

Supporting Text

25.51 Small sites play a vital role in delivering new homes across London and are a key component of Haringey's Housing Strategy. The London Plan 2021 recognises that small sites (defined as those below 0.25 hectares) are a significant and underused source of housing capacity. Policy H2 of the London Plan sets a borough-wide minimum target for small site delivery, with Haringey expected to deliver at least 2,600 net additional homes on small sites over a ten year period.

25.52 This policy supports the borough's contribution to meeting London's housing needs, diversifying housing supply, and encouraging high-quality, context-sensitive intensification.

25.53 This will be achieved through a combination of:

- Windfall development;
- Intensification of existing residential areas;
- Redevelopment of underused land and infill opportunities;
- Site allocations and placemaking focus area policy support.

25.54 The Council will support innovative approaches to unlocking small sites, including modular construction, community-led housing, and design-led intensification.

25.55 Consistent with London Plan Policy H2(B)(2), the Council will particularly support small site development in locations with:

- Good public transport accessibility (PTAL 3–6); and/or
- Proximity (within 800 metres) to a rail or tube station or the boundary of a designated town centre.

25.56 These locations are considered suitable for sustainable growth and can accommodate higher densities without reliance on private car use. The Council will also consider the cumulative impact of small site development in these areas to ensure infrastructure and services can support growth.

25.57 The redevelopment or intensification of street frontages and corner plots can make a valuable contribution to housing supply. However, such proposals must be sensitively integrated into the existing urban fabric. Proposals should:

- Respect the rhythm, scale, and proportions of neighbouring buildings;
- Maintain or enhance the character of the street;
- Avoid overdevelopment or visual dominance.

25.58 This approach aligns with the London Plan's design-led principles (Policy D3) and the Mayor's Small Sites Design Code guidance, which encourages context-sensitive intensification and should be utilised in designing proposals.

25.59 High-quality design is essential to ensure that small site development contributes positively to neighbourhoods. Proposals must comply with the design-led approach in Policy D2 and deliver high quality housing in accordance with Policy D11. The Haringey Characterisation Study should be utilised to establish the appropriate character and density of development and be consistent with any adopted design guides and/or codes where these apply. Proposals must also:

- Be carefully and creatively designed to respond to site constraints;
- Avoid harm to the amenity of neighbouring properties, particularly in terms of daylight, sunlight, privacy, and outlook;
- Demonstrate compliance with relevant design standards, including the London Plan's Housing Design Standards.

25.60 Innovative design solutions, including split-level layouts, dual-aspect units, and green infrastructure, are encouraged to optimise site potential while maintaining liveability.

25.61 The London Plan and national policy discourage inappropriate development on private residential gardens, recognising their value for biodiversity, character, flood prevention and amenity. In line with this, the Council will resist piecemeal development of garden land. Proposals involving the loss of garden space will only be considered acceptable where:

- They form part of a comprehensive redevelopment of multiple plots;
- They deliver high-quality, well-integrated housing;
- They retain or enhance green infrastructure and biodiversity.

25.62 This approach ensures that intensification does not come at the expense of local character or environmental quality, and retains sufficient useable garden space to meet the needs of the donor properties.

25.63 Where schemes are for 5 units or more (gross), affordable housing will be required in accordance with Policy H2.

Policy H6: Self-build, Custom-build and Community-led Housing

A. The Council will support proposals for self-build, custom-build homes and community-led housing, subject to compliance with relevant policies.

B. Large developments of 0.25ha or more should seek to make provision for serviced plots of land for self/custom build housing, subject to identified need for self-build or custom housebuilding as identified on the Haringey self-build and custom housebuilding register and having regard to the characteristics and constraints of the site and area.

Supporting Text

25.64 Self-build, custom-build, and community-led housing offer important opportunities to diversify housing supply and promote innovation in design and construction. These forms of housing are recognised in national policy as a means to increase consumer choice and support sustainable, inclusive development.

25.65 In accordance with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) the Council maintains a register of individuals and associations seeking to acquire serviced plots for self- or custom-build housing. There is currently minimal demand on Haringey's Register.

25.66 Proposals will be supported where they comply with relevant planning policies, including those relating to design, sustainability, and site suitability.

25.67 To ensure a pipeline of opportunities for self- and custom-build housing, the Council expects larger development sites (0.25 hectares or more) to consider the inclusion of serviced plots, subject to:

- The level of demand evidenced by the Council's self-build and custom housebuilding register;
- The characteristics and constraints of the site;
- The need to balance delivery of other policy priorities, including the efficient use of land, affordable housing and infrastructure.

25.68 This approach aligns with national planning guidance, which encourages authorities to consider policies that require a proportion of plots on larger sites to be made available for self- and custom-build housing.

Policy H7: Housing Older People and Vulnerable People

A. The Council will aim to facilitate the provision of housing for older people and vulnerable people to meet the needs of the borough's communities. The Council encourages specialist housing types that allow people to live as independently as possible and specialist housing options at a range of costs to accommodate the different financial circumstances of residents, in line with evidenced local need.

B. Proposals for housing aimed at meeting the specific needs of older people and vulnerable people will be supported provided that all of the following criteria are met:

(1) There is a demonstrable need in Haringey for the type of accommodation proposed, having regard to London Plan benchmarking or to the evidence set out in the Council's most up-to-date Strategic Housing Market Assessment, where this is relevant, and the Council's commissioning and housing strategies

(2) The use is suitable for the site considering the surrounding neighbourhood, potential for development of other priority land uses and its contribution to mixed and balanced communities

(3) The scheme provides a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers

(4) The scheme is of a high-quality and meets relevant best practice guidance for the form of accommodation proposed

(5) It is demonstrated that proposed accommodation has considered needs of the intended occupiers and the type of facilities proposed, the level of independence promoted and the amount of management, supervision, support and/or care

proposed is appropriate for the intended occupiers.

(6) The location, internal and external design of the buildings, and their accessibility helps facilitate independence and social integration.

(7) The impact of the proposed development would not be detrimental to the amenity of the local area or to local services including not resulting in a harmful over-concentration of supported and specialist accommodation within the locality

(8) There are arrangements in place for appropriate long-term management of the housing

(9) Provision is made for affordable housing in accordance with Policy H2.

C. Existing accommodation for older and vulnerable people will be protected. The Council will resist proposals which involve the loss of floorspace of accommodation for older people and vulnerable people unless:

(1) Adequate replacement on-site accommodation, including affordable housing, will be provided for the particular need group that results in improved standards and quality of accommodation and meets the criteria in Part A of this policy.

(2) It can be robustly demonstrated that there that the accommodation is no longer needed for the particular group or other relevant groups in need and it can be demonstrated that the existing accommodation is unsatisfactory for modern standards and/or not fit for purpose for its current use or other related types of accommodation.

Sheltered housing, specialist older person accommodation and extra-care

D. Sheltered housing, specialist older person accommodation and extra care accommodation will be classed as a C3 use where the accommodation comprises self-contained homes. Such accommodation will be required to provide affordable housing in accordance with Policy H2. Alternative affordable tenures will be considered where it is demonstrated that the accommodation proposed is genuinely affordable to older people in the borough and suitable to their needs.

E. Proposals for sheltered, specialist older person and extra care accommodation must demonstrate that the following design issues have been considered and addressed to ensure the accommodation is suitable for the intended occupiers:

(1) homes and rooms meet or exceed minimum space standards and addresses other requirements for private internal space

(2) there is appropriate privacy of internal spaces in the building for relevant groups, namely residents and any staff accommodation/rooms

(3) appropriate bathrooms, kitchen/laundry facilities and appropriate rooms for activities/therapy/community use are provided

(4) appropriate wheelchair accessibility

(5) good quality guest and/or staff accommodation (where appropriate) is provided in line with minimum space standards, with sufficient storage space and facilities for visitors and staff;

(6) servicing access and a safe drop off point is within 50m of the main entrance

Care home and nursing home accommodation

F. Proposals for care home and nursing home accommodation must demonstrate that the following design issues have been considered and addressed to ensure the accommodation is suitable for the intended occupiers:

(1) there is appropriate privacy of internal spaces in the building for relevant groups, namely residents and staff

(2) 100% of all habitable rooms are wheelchair accessible;

(3) accommodation is provided in line with relevant design guidance and best practice standards;

(4) servicing access and a safe drop off point is provided within 50m of the main entrance. This must be appropriate for ambulance/mini bus drop-off; and

(5) provision of accessible communal outdoor space for use by residents, staff and visitors of a good quality and which is designed to ensure a good level of amenity.

Supporting Text

25.70 Haringey's population is experiencing increasing demand for housing that meets the needs of older people and vulnerable groups. The Council recognises the importance of enabling residents to live independently, safely, and with dignity in homes that are accessible, affordable, and integrated into the wider community.

25.71 The Haringey Strategic Housing Market Assessment (SHMA) (2021) identifies a need for approximately 2,962 additional specialist older person housing units by 2037, including sheltered and extra-care accommodation. This is consistent with the London Plan (Policy H13), which sets a strategic benchmark of 110 units per annum for Haringey. The SHMA also highlights that over half of household growth to 2037 will be from households headed by someone aged 65 or over. This underlines the importance of planning for a diverse range of housing options that are accessible and affordable, in line with the NPPF (paragraphs 61 and 63).

25.72 To ensure that new housing for older and vulnerable people meets local needs and contributes positively to communities, proposals must satisfy the policy criteria to ensure that the increasing population of older people is met in a suitable way. Sites should be appropriate for the proposed use, taking into account surrounding land uses, the potential for mixed and balanced communities, and be well-located in relation to public transport, shops, health services, and community facilities, ensuring residents can access essential services independently.

25.73 All schemes must meet best practice design standards for the relevant accommodation type. This includes compliance with Building Regulations M4(2) and M4(3), as required by London Plan Policy D7 and proposals must demonstrate that the level of care, support, and facilities is tailored to the needs of the intended occupiers, whether independent living or higher levels of support are required. The design and layout should support social interaction, independence, and integration with the wider community, in line with NPPF paragraph 96 and London Plan Policy GG1.

25.74 Applicants must demonstrate that robust management arrangements are in place to ensure the long-term sustainability and quality of the accommodation.

25.75 The SHMA identifies a current shortfall in specialist housing, particularly for affordable rented extra-care and dementia care units. The Council will therefore resist the loss of existing accommodation unless it is clearly demonstrated that the accommodation is no longer needed or is not fit for purpose, and that suitable replacement provision is made.

25.76 Where accommodation comprises self-contained units, it will be treated as C3 use and subject to affordable housing requirements. The Council will consider alternative affordable tenures where it can be demonstrated that these are genuinely affordable and suitable for older people in Haringey.

25.77 Design considerations must include:

- Compliance with minimum space standards
- Privacy for residents and staff
- Provision of appropriate communal and support facilities
- Wheelchair accessibility (M4(3))
- Guest and staff accommodation

- → Safe and convenient servicing and drop-off access

25.78 Care and nursing homes must be designed to meet the specific needs of residents, including:

- → Full wheelchair accessibility
- → High-quality communal outdoor space
- → Privacy and dignity for residents
- → Safe and accessible servicing and drop-off areas

25.79 The SHMA identifies a growing need for care accommodation, particularly for those aged 85+, whose population is projected to increase by nearly 2,000 by 2037.

Policy H8: Large-scale Purpose-built Shared Living

A. Proposals for large-scale purpose-built shared living must not compromise the supply of land for conventional self-contained homes (use class C3) and will only be supported where a site allocation provides for such uses as an ancillary component of a larger mixed tenure development. Development proposals will otherwise be resisted.

B. Proposals for large-scale purpose-built shared living must meet the criteria for such development in the London Plan and in addition:

(1) demonstrate the use contributes to a mixed and inclusive neighbourhood and would not result in an over-concentration of single-person accommodation in the local area

(2) provide a high-quality living environment in line with the relevant policy requirements set out in Policy D11 and London Plan guidance

(3) contain good-sized rooms with adequate daylight, sunlight, aspect and functional living space and layout, but are not designed as self-contained homes or capable of being used as self-contained homes

(4) provide high-quality and well-integrated communal facilities and services sufficient to meet the requirements of the intended number of residents including providing convenient access to a communal

(5) kitchen, access to both internal and outside communal amenity space

(6) provide at least 10% of rooms which are wheelchair accessible or readily adaptable for occupation by wheelchair users as well as suitable access for wheelchair users throughout all communal facilities, circulation areas and accessible bed spaces

(7) demonstrate through the submission of a management plan that the development will be managed and maintained over its lifetime so as to ensure an acceptable level of amenity and access to facilities for its occupiers and would not give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood

(8) provide a contribution towards the provision of conventional affordable housing in the borough in accordance with the London Plan.

C. Proposals should provide communal workspace and promote use of this by the surrounding local community to promote integration with the local area.

D. The conversion of student or visitor accommodation to large-scale purpose-built shared living will be supported where it meets the criteria above, and there it is proven there is no longer a current or future need for the student or visitor accommodation.

Supporting Text

25.80 The policy ensures that large scale purpose built living developments (LSPBSL) are only brought forward in appropriate locations, meet high standards of design and management, and do not compromise the delivery of conventional housing, particularly affordable homes.

25.81 The Haringey Housing Strategy 2024–2029 identifies a pressing need for genuinely affordable, self-contained homes, particularly for families and vulnerable groups. It explicitly states that there is no identified need for additional co-living accommodation in the borough and that such schemes should not be brought forward where they would displace conventional housing.

25.82 This approach is consistent with London Plan Policy H16, which states that LSPBSL should only be supported where:

- It does not compromise the supply of self-contained housing (Use Class C3).
- It contributes to a mixed and inclusive neighbourhood.
- It meets specific design, management, and affordability criteria.

25.83 The London Plan Guidance (LPG) on LSPBSL (2024) provides further detail on how to apply Policy H16 and sets out clear benchmarks for assessing the quality, location, and integration of such schemes, and will be applied to proposals in Haringey in conjunction with this policy.

25.84 To protect land for conventional housing, this policy restricts LSPBSL to sites where it is explicitly supported by a site allocation as part of a mixed-tenure development. This ensures that the borough's limited land supply is used efficiently and in line with local housing priorities, and on sites that are large enough to deliver genuinely mixed and balanced communities, by providing for a large range of tenures including LSPBSL which cannot be achieved on smaller, standalone sites.

25.85 The Council will resist LSPBSL where it would undermine the delivery of affordable housing or lead to an overconcentration of single-person accommodation

25.86 The policy requires that LSPBSL schemes:

- Provide good-sized private rooms with adequate daylight, aspect, and layout, but are not designed to be self-contained homes.
- Include high-quality communal facilities, such as kitchens, lounges, and outdoor amenity space, in line with LPG benchmarks.
- Deliver inclusive design, with at least 10% of rooms wheelchair accessible or adaptable, and full accessibility across communal areas.

25.87 These requirements reflect the LPG's emphasis on ensuring that LSPBSL schemes are fit for purpose, meet the needs of residents, and are safe, inclusive, and well-integrated into their neighbourhoods

25.88 The policy requires a comprehensive management plan to demonstrate how the scheme will be operated and maintained over its lifetime. This is essential to ensure:

- A high standard of living for residents.
- Minimal impact on neighbouring properties.
- Effective control of noise, waste, and communal space use.

25.89 The LPG highlights the importance of long-term management in ensuring that LSPBSL schemes remain high-quality and do not negatively affect surrounding communities

25.90 In line with London Plan Policy H16, the policy requires that LSPBSL schemes make a financial contribution toward affordable housing elsewhere in the borough. This ensures that such

developments contribute to meeting local housing needs, even if they do not provide affordable units on-site.

25.91 Schemes that incorporate affordable workspace can help improve the attractiveness of this form of accommodation and supports a diverse mix of uses and users. It also aligns with the London Plan Guidance on LSPBSL, which encourages developments to contribute to mixed and inclusive neighbourhoods. It can also provide services that benefit residents directly—such as cafés, studios, or co-working spaces. In dense urban areas such as Haringey, combining residential and employment uses makes efficient use of land, especially where ground floor units may not be suitable for residential use due to noise, access, or privacy concerns.

25.92 The policy supports the conversion of obsolete student or visitor accommodation to LSPBSL where there is no longer a need for the original use and where the new use meets all relevant criteria. This promotes the efficient reuse of existing buildings while ensuring that new uses are appropriate and well-managed.

Policy H9: Purpose-built Student Accommodation

A. Proposals for new purpose-built student accommodation housing must not compromise the supply of land for conventional self-contained homes (use class C3) and will only be supported where a site allocation provides for such uses as a component of a larger mixed tenure development and it is demonstrated the accommodation will contribute to meeting an identified strategic need, giving priority to local need. Development proposals will otherwise be resisted.

B. In addition, proposals for new purpose-built student accommodation must meet all the following criteria:

(1) demonstrate the use contributes to a mixed and inclusive neighbourhood and would not result in an over-concentration of single-person accommodation in the local area
(2) (be secured via nomination agreement for sole occupation of students from one or more specific educational institution based in Haringey or within London
(3) locate student accommodation in separate buildings from other residential uses in the development
(4) contain good-sized rooms with adequate daylight, sunlight, aspect functional living space and layout
(5) provide high-quality and well-integrated communal facilities and services sufficient to meet the requirements of the intended number of residents including providing convenient access to communal cooking facilities and both internal and outside communal amenity space
(6) provide at least 10% of student rooms which are wheelchair accessible or readily adaptable for occupation by wheelchair users as well as suitable access for wheelchair users throughout all communal facilities, circulation areas and

accessible bed spaces

(7) be accompanied by a site management and maintenance plan which demonstrates that the accommodation will be managed and maintained over its lifetime so as to ensure an acceptable level of amenity and access to facilities for its occupiers, and would not give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood

(8) provide affordable student accommodation in line with the London Plan.

C. The loss of existing student accommodation will be permitted when it is demonstrated that the facility no longer caters for current or future needs and the floorspace is replaced by another form of residential accommodation that meets housing requirements identified in this plan.

Supporting Text

25.94 The Haringey Housing Strategy 2024–2029 identifies no current need for additional purpose-build student accommodation in the borough and prioritises the delivery of conventional housing, particularly genuinely affordable homes for families. The Strategy states that purpose-build student accommodation should not be brought forward where it would displace opportunities for conventional housing, especially in areas of high housing need. Haringey faces a severe housing shortage, with around 14,000 households on the housing register and more than 2,600 in temporary accommodation. The Housing Strategy prioritises the delivery of:

- Family-sized homes.
- Supported housing for vulnerable groups.
- Genuinely affordable homes for rent.

25.95 Purpose-build student accommodation, while important in some boroughs with large student populations, is not currently a strategic priority in Haringey. The policy therefore ensures that:

- Purpose-build student accommodation is only permitted where it meets a clearly evidenced need.
- It does not displace opportunities for conventional housing.
- It contributes to the borough's wider housing, design, and sustainability objectives.

25.96 This approach is consistent with London Plan Policy H15, which requires boroughs to plan for purpose-build student accommodation only where there is demonstrable local or strategic need, and where it would not compromise the delivery of conventional housing. The London Plan Guidance (LPG) on PBSA (2024) further clarifies that PBSA should:

- Be located in well-connected, well-served areas with good access to public transport and local services.
- Avoid over-concentration in any one area to support mixed and inclusive neighbourhoods.
- Be integrated into the surrounding community, with high-quality design and public realm.
- Include a proportion of affordable student accommodation, secured through nominations agreements with higher education institutions

25.97 Proposals should accord with the principles in this policy and the standards set out in the London Plan Guidance (LPG) on purpose-build student accommodation (2024).

25.98 The policy requires that purpose-build student accommodation PBSA schemes:

- Are of high design quality, respecting local character and amenity.
- Provide appropriate internal and external amenity space, including communal areas and cycle storage.

- → Are inclusive and accessible, with a proportion of rooms meeting wheelchair standards.
- → Are supported by a management plan to ensure long-term quality and minimise impacts on neighbours.

25.99 These requirements reflect the London Plan Guidance on purpose-build student accommodation, which emphasises the importance of place-making, wellbeing, and integration with the wider community.

Policy H10: Gypsy and Traveller Accommodation

A. The Council will safeguard the two existing permanent gypsy and traveller sites in borough as identified on the Policies Map and set out below and will not permit their redevelopment unless they are replaced by equivalent or improved accommodation in suitable locations within Haringey:

(1) Wallman Road, N22 (6 pitches)
(2) Clyde Road, N15 (4 pitches)

B. The Council will seek to meet identified of at least 33 gypsy and traveller pitches over the period to 2032. To achieve this, it will:

(1) Deliver new permanent gypsy and traveller sites on council owned land
(2) Continue to cooperate actively with other public sector bodies and private landowners to identify further land suitable for gypsy and traveller accommodation and to facilitate necessary provision
(3) Support proposals for gypsy and traveller accommodation on windfall sites, subject to compliance with Part C of this Policy.

C. Proposals for new sites and/or pitches will be supported provided that they meet all of the following criteria:

(1) they meet a demonstrable accommodation need supported by relevant evidence
(2) the site does not have any relevant pre-existing policy designations that restrict the use of the site such as being designated as Metropolitan Open Land or being at high risk from flooding
(3) the site is not allocated for other uses e.g. employment
(4) the site is suitable for residential development and occupation
(5) the site has, or will have, a supply of essential services, such as

mains gas and electricity, water, sewerage and drainage and waste disposal.

(6) the site is easily accessible from the public highway and provides safe and suitable access for the type of vehicles that could reasonably be expected to use the site

(7) the site has good access to public transport, services and facilities, in particular schools and health services

(8) the layout of the site, associated facilities and landscaping, including pitches, hard-standings, amenity blocks, parking and turning areas, amenity and play spaces and boundary and landscaping treatments, are well planned to ensure the amenity of site residents and adjoining occupiers and facilitate the proper integration of the site within the surrounding environment and communities

(9) the development does not cause detriment to the natural environment including harm to/the loss of designated Metropolitan Open Land, Sites of Importance to Nature Conservation, woodland and watercourses

(10) the development and the proposed use would not harm neighbours' living conditions and would be compatible with surrounding uses, including as a result of potential disturbance from vehicular movements and on-site activities

(11) development is respectful of and sensitive to the local character.

Supporting Text

25.100 This policy sets out the Council's approach to meeting the accommodation needs of Gypsy, Roma, and Traveller (GRT) communities in Haringey. It reflects the Council's commitment to inclusion, equality, and the right to a safe, secure home for all residents, as articulated in the Haringey Housing Strategy 2024–2029.

25.101 The Housing Strategy recognises that GRT communities face systemic discrimination, social exclusion, and acute housing need, including overcrowding and insecure living conditions. It commits to increasing the number of pitches available to the local Gypsy, Roma, and Traveller community over the next five years, in partnership with those communities.

25.102 The National Planning Policy Framework (NPPF) and the accompanying Planning Policy for Traveller Sites (PPTS) require local authorities to assess and plan for the accommodation needs of Gypsies and Travellers. The NPPF defines Traveller sites as a form of residential development and requires that they be considered fairly and equally alongside other housing needs.

25.103 The NPPF also requires that local plans:

- Identify a supply of deliverable sites to meet the identified need for Traveller accommodation.
- Ensure that sites are sustainable, with access to local services and infrastructure.
- Protect the best interests of children and promote peaceful and integrated co-existence between the site and the local community.

25.104 Policy H14 of the London Plan 2021 commits the Greater London Authority (GLA) to delivering a pan-London Gypsy and Traveller Accommodation Needs Assessment (GTANA) to provide a consistent and up-to-date evidence base to inform borough-level planning and ensure that the needs of GRT communities are addressed across London. The pan-London GTANA, due to be published later in 2025, indicates a need in Haringey for 33 additional pitches to 2032.

25.105 The above policy seeks to:

- Safeguard existing authorised sites in the borough
- Support the delivery of new pitches including on council-owned land
- Ensure that new provision is well-designed, safe, and appropriately located.

25.106 This policy is underpinned by the Council's broader commitment to tackling inequality and promoting inclusive communities. The Housing Strategy explicitly recognises the disproportionate barriers faced by GRT communities in accessing housing and services. By planning positively for their accommodation needs, the Council aims to reduce inequality, promote social inclusion, and uphold the rights of all residents.

25.107 Consistent with the above commitment, the Council is taking the lead on delivery of new permanent gypsy and traveller pitches as part of its council housebuilding programme.

25.108 The site assessment criteria for windfall are designed to ensure that proposals for Gypsy and Traveller accommodation in Haringey are evidence-based, sustainable, inclusive, and compatible with their surroundings. They reflect national and regional planning policy, as well as local strategic priorities.

25.109 The PPTS (Policy E) makes clear that Traveller sites in the Green Belt or other protected areas (such as Metropolitan Open Land) are generally inappropriate unless very special circumstances can be demonstrated. Similarly, the NPPF requires that development in areas at high risk of flooding must be avoided unless it can be demonstrated to be safe and sustainable.

25.110 To ensure efficient land use and avoid undermining strategic employment or infrastructure objectives, sites allocated for other uses (e.g. employment land) should not be used for Traveller accommodation unless there is clear justification and no conflict with wider planning priorities.

25.111 Traveller sites are a form of residential development and must meet the same basic standards of habitability, safety, and amenity as other forms of housing. This includes considerations such as noise, air quality, and proximity to incompatible land uses.

25.112 The PPTS (Policy H) requires that sites should be sustainable economically, socially, and environmentally. This includes access to essential services such as water, electricity, waste disposal, and drainage. The Haringey Housing Strategy also emphasises the importance of ensuring that all homes, including Traveller accommodation, are safe, healthy, and well-serviced. Sites must be accessible from the public highway and capable of accommodating the types of vehicles typically used by Traveller households. This is essential for safety, emergency access, and integration with the wider transport network. The PPTS also highlights the importance of locating sites in areas with good access to local services, particularly schools and healthcare. This supports the social inclusion of Traveller families and ensures that children can attend school regularly and residents can access healthcare and employment opportunities.

25.113 Well-planned site layouts are essential for the health, safety, and wellbeing of residents. The layout should include adequate space for pitches, amenity blocks, play areas, and landscaping. The Haringey Housing Strategy commits to ensuring that all new housing, including Traveller accommodation, is well-designed and integrated into the surrounding community to promote inclusion and reduce stigma.

25.114 Traveller sites must not cause harm to designated natural assets such as Sites of Importance for Nature Conservation (SINCs), woodland, or watercourses. This aligns with the NPPF's overarching environmental objectives and Haringey's commitment to biodiversity net gain and climate resilience.

25.115 Traveller sites should be designed to respect the character and appearance of their surroundings. This includes appropriate boundary treatments, landscaping, and materials. The Haringey Housing Strategy supports inclusive, place-based approaches that celebrate and enhance local identity.

Policy H11: Loss of Existing Housing

A. Proposals involving the loss of existing self-contained homes will only be permitted where homes lost are replaced with new self-contained homes at existing or higher densities with at least the equivalent level of overall floorspace and no loss in family-sized homes or where one of the following criteria is met:

(1) the land or buildings are no longer suitable for residential use and it is considered inappropriate to re-provide homes

(2) the proposal will enable sub-standard units to be enlarged to meet minimum residential space and amenity standards

(3) the proposal is for an essential community use or infrastructure for which there is demonstrable need, and it can only be provided by the loss of existing residential floorspace

(4) the proposal involves combining no more than two non-family-sized dwellings in order to create a family-sized dwelling and the total floorspace of the new dwelling created will be less than or equal to 125 square metres. Conversion of two or more units into a single dwelling is considered material and would require planning permission.

B. Proposals that involve the loss or demolition of existing affordable housing, including estate renewal, will be assessed in accordance with London Plan Policy H8. Demolition of affordable housing will not be permitted unless it is replaced by an equivalent amount of affordable housing floorspace, with an emphasis on achieving an uplift in provision wherever possible. It is expected that any schemes which come forward are delivered in accordance with the principles and commitments to tenants and leaseholders in the Council's Housing Strategy.

Supporting Text

25.116 This policy seeks to safeguard Haringey's existing housing stock, particularly self-contained and affordable homes. It aligns with the strategic objectives of the Haringey Housing Strategy 2024–2029, especially the commitments to prevent homelessness, reduce overcrowding, and ensure that housing remains genuinely affordable and accessible to all.

25.117 To address this, the policy:

- → Resists the loss of self-contained homes unless they are replaced at equal or higher density and with no net loss of family-sized units.
- → Supports the consolidation of substandard units into larger, higher-quality homes where this results in improved living conditions and aligns with space standards.
- → Allows for the conversion of smaller units into family-sized homes, helping to rebalance the housing stock in favour of larger dwellings.

25.118 This approach is consistent with London Plan Policy H9 (Ensuring the best use of stock), which encourages boroughs to resist the net loss of housing, particularly where it would reduce the availability of homes for families.

25.119 The Housing Strategy commits to delivering 3,000 new council homes by 2031 and prioritises genuinely affordable housing, particularly for social rent. However, it also recognises that the loss of existing affordable homes through redevelopment or estate renewal can undermine these efforts if not carefully managed.

25.120 In line with London Plan Policy H8 (Loss of existing housing and estate redevelopment), this policy:

25.121 Requires that any loss of affordable housing is replaced on a like-

for-like basis in terms of floorspace, tenure, and affordability.

25.122 Emphasises the importance of achieving an uplift in affordable housing provision wherever possible.

25.123 Reinforces the Council's commitment to its own Housing Strategy principles, including tenants' rights, co-production, and a right of return for residents affected by estate renewal.

25.124 This ensures that renewal schemes do not displace existing communities or reduce the overall supply of affordable homes, and that they are delivered in a way that is equitable, transparent, and accountable.

Policy H12: Residential Conversions, Houses in Multiple Occupation, and Hostels

Residential conversions

A. To maintain a supply of family homes, the conversion of a house into a larger number of self-contained units will only be permitted where the following criteria are satisfied:

(2) The gross original internal floor space of the existing dwelling is greater than 125 square metres
(3) At least one family-sized home is provided with direct access to a dedicated rear garden
(4) The total number of new homes resulting from the conversion is optimised in line with the housing size mix priorities in Policy H3
(5) The housing mix does not contain any studio/bedsit units or more than a single bedroom unit.

B. Proposals must be high-quality, comply with relevant space and amenity standards and design policies, including policy D11, and in addition should:

(1) Provide only self-contained homes
(2) Ensure adequate access is provided to each home
(3) Deliver an appropriate layout that is practical and fit for purpose and protects the amenity of occupiers and neighbours, including the relationship of rooms on different floors within the scheme, and the position of entrances, extensions and fire escapes
(4) Ensure design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of the property in residential areas
(5) Be supported by a car parking survey which demonstrates that

there is residual car parking supply to meet the need created by the proposal

Houses in Multiple Occupation

C. Proposals for the conversion of homes to Houses in Multiple Occupation (HMOs), including to small Houses in Multiple Occupation (3-6 unrelated people) where planning permission is required (such as within the areas covered by the Article 4 Direction), will only be permitted where:

(1) The gross original internal floor space of the existing dwelling is greater than 125 square metres; and
(2) Fewer than 5% of dwellings in the ward have a property licence as a House in Multiple Occupation; and
(3) Fewer than 10% of dwellings on the street have a property licence as a House in Multiple Occupation
(4) There are acceptable levels of public transport accessibility (PTAL 3 or higher), and access to shops and services appropriate to the needs of the intended occupiers

D. Subject to compliance with Part A of this policy, HMOs will be supported provided that all of the following criteria are met:

(1) The proposal provides a good standard of accommodation and is in accordance with the Council's House in Multiple Occupation Standards including relevant space standards
(2) The clear design intent is for the property to be used as an HMO rather than as bedsits or flats (e.g. there are no cooking and washing facilities in bedrooms)
(3) Suitable provision is provided for storage and collection of waste in accordance with Policy D12
(4) It is demonstrated through the submission of a management plan that the development will be managed and maintained over its lifetime so as to not to give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood or the neighbourhood's character including with respect to refuse provision, cycle parking and car parking

E. The Council will resist the loss of good quality licensed HMOs except where these are proposed to be returned into use as a family-sized home.

Hostels for specific at risk groups

F. Proposals for the conversion of homes into use class C3(b) accommodation for specific at risk groups must be supported by a management plan approved by the Care Quality Commission and provide adequate communal facilities including kitchen, living room and an office which can be used as a private meeting room.

Supporting Text

25.125 This policy seeks to ensure that the borough's housing stock continues to meet the needs of Haringey's diverse and growing population by managing the quality, type, and distribution of residential conversions, Houses in Multiple Occupation (HMOs), and hostels. It aligns with the strategic objectives of the Haringey Housing Strategy 2024–2029, particularly in relation to improving housing quality, protecting family housing, and ensuring that all homes are safe, decent, and well-managed.

25.126 The conversion of single-family homes into multiple smaller units can contribute to housing supply but must be carefully managed to avoid the loss of much-needed family-sized accommodation. The Housing Strategy identifies a chronic shortage of larger homes, with 35% of households on the housing register needing three-bedroom homes and 12% needing four or more bedrooms. Only one-third of council homes have three or more bedrooms, and overcrowding is a significant issue.

25.127 To address this, the policy:

- → Requires a minimum floor area of 125 sqm to ensure that conversions are only permitted where the original dwelling is large enough to accommodate multiple high-quality units.
- → Mandates the retention of at least one family-sized unit (3 bedrooms+) with access to a private garden, supporting the Housing Strategy's emphasis on family-friendly housing and healthy living environments.
- → Prohibits studio flats and limits one-bedroom units to avoid poor-quality, cramped accommodation that does not meet the borough's housing needs.

25.128 This approach is consistent with London Plan Policy H9 (Ensuring the best use of stock), which encourages boroughs to resist the loss of housing that is in short supply, particularly family-sized homes.

25.129 HMOs play an important role in providing low-cost housing, particularly for younger people and those on lower incomes. However, the Housing Strategy highlights that over 25% of private rented homes in Haringey are in poor condition, and HMOs, especially those poorly managed, pose greater risks to health and safety.

25.130 To address these risks and avoid overconcentration, the policy:

- → Sets thresholds for HMO saturation at the ward and street level, in line with the Housing Strategy's commitment to balanced communities and neighbourhood cohesion.
- → Requires a minimum floor area of 125 sqm to ensure adequate space and living conditions.
- → Aligns with the Council's Article 4 Direction, which removes permitted development rights for small HMOs in parts of the borough, particularly in the east where concentrations are highest.
- → Requires compliance with the Council's HMO Standards and submission of a management plan to ensure long-term quality and minimise impacts on neighbours.

25.131 This is supported by London Plan Policy H11 (Purpose-built shared living), which emphasises the need for high-quality, well-managed shared accommodation and the avoidance of overconcentration.

25.132 The Housing Strategy identifies the need for supported housing for vulnerable groups, including people experiencing homelessness, those with mental health needs, and young adults with SEND. It also commits to co-producing supported housing with residents and ensuring that it is safe, inclusive, and well-managed.

25.133 This policy supports the provision of hostels for specific groups at risk provided that they are of a satisfactory standard having regard to the intended occupiers. It does this by:

25.134 Requiring hostels to provide adequate communal facilities and a management plan approved by the Care Quality Commission.

- → Ensuring that such accommodation is designed to meet the specific needs of at-risk groups, in line with the Housing Strategy's emphasis on co-production, safeguarding, and quality of life.

25.135 This aligns with London Plan Policy H12 (Supported and specialised housing), w mmodation that meets identified local needs.