



NOTICE OF MEETING

Special Planning Committee

THURSDAY, 29TH MAY, 2008 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, LONDON N22 8LE.

MEMBERS: Councillors Peacock (Chair), Adamou, Beacham, Dodds (Deputy Chair), Demirci, Hare, Mallett, Patel and Weber

This meeting may be filmed for live or subsequent broadcast via the Council's internet site. At the start of the meeting the Chair will confirm if all or part of the meeting is to be filmed. The Council may use the images and sound recording for internal training purposes.

Generally the public seating areas are not filmed. However, by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web-casting and/or training purposes.

If you have any queries regarding this, please contact the Principal Support Officer (Committee Clerk) at the meeting.

AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. This being a special meeting of the Committee, under Part Four, Section B, Paragraph 17 of the Council's Constitution, no other business shall be considered at the meeting.

3. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

4. DEPUTATIONS/PETITIONS

To consider receiving deputations and/or petitions in accordance with Part Four, Section B, Paragraph 29 of the Council's Constitution.

5. PLANNING APPLICATIONS

In accordance with Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, normally no speakers will be heard. For items considered previously by the sub committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations. Where the recommendation is to refuse permission, normally no speakers will be heard.

6. GLS SUPPLIES DEPOT, FERRY LANE, LONDON N17 (PAGES 1 - 14)

Details pursuant to Condition 1 Reserved Matters, Condition 4 Lifetime Homes Standards and Wheelchair Access, Condition 5 Materials, Condition 6 Sample of Materials, Condition 11 Design & Condition 42 Environmental Sustainability Plan of the Outline planning permission dated 9 October 2007 Reference No. HGY/2006/1177 for the detailed design of Pavilion Blocks 1&2.

RECOMMENDATION: Agree to discharge conditions 1, 4, 5, 6, 11 & 42 in relation to Pavilion Blocks 1 & 2 and agree to minor variations in relation to the Development Framework Parameter Plans.

7. OPEN SPACE AND RECREATION STANDARDS SUPPLEMENTARY PLANNING DOCUMENT - ADOPTION (PAGES 15 - 180)

To consider the draft Haringey Open Space and Recreation Standards Supplementary Planning Document, following consultation.

8. PLANNING ENFORCEMENT PERFORMANCE REPORT (PAGES 181 - 214)

To note the findings of the review of Planning Enforcement and the measures being taken to improve the service.

9. DATE OF NEXT MEETING

9 June 2008 at 1900hrs.

Please note that under the Council's Constitution ~ Part 4, Section B, Paragraph 17 no other business shall be considered.

Yuniea Semambo
Head of Local Democracy & Member
Services, 5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Anne Thomas
Principal Committee Coordinator
(Non Cabinet Committees)
Tel No: 020 8489 2941
Fax No: 0208 489 2660
Email: anne.thomas@haringey.gov.uk

20 May 2008

This page is intentionally left blank



Haringey Council

Agenda item:

[]

Special Planning Committee**On 29th May 2008**Report Title: **Planning applications reports for determination**Report of: **Niall Bolger Director of Urban Environment**Wards(s) affected: **All**Report for: **Planning Committee****1. Purpose**

Planning application submitted to the above Committee for determination by Members.

2. Summary

The application present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.

3. Recommendations

See following report.

Report Authorised by: 

Ransford Stewart

Interim Assistant Director Planning Policy & Development

Contact Officer: **Ahmet Altinsoy**

Senior Administrative Officer

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.

Reference No: HGY/2008/0393

Ward: Tottenham Hale

Date received: 11/02/2008

Last amended date: 14/3/08

Drawing number of plans:

PKS_000.20 Rev B; PKS_000.21 Rev B; PKS_000.50 Rev B; PKS_100.A01 Rev D
PKS_100.B01 Rev B; PKS_100.B09 Rev A; PKS_100.AB01 Rev B; PKS_100.AB02 Rev B
PKS_100.AB09 Rev B; PKS_200.A01 Rev A; PKS_200.A02 Rev A; PKS_200.A03 Rev A
PKS_250.A01 Rev A; PKS_250.A02 Rev A; PKS_250.A03 Rev A; PKS_250.A04 Rev B
PKS_299.A02 Rev A; PKS_299.A03 Rev A; PKS_299.A04 Rev A; PKS_299.A05 Rev A
PKS_299.A06 Rev A; PKS_299.A07 Rev A; PKS_500.A03 Rev C; PKS_550.A01 Rev A
PKS_550.A02 Rev A; PKS_550.A11 Rev A; PKS_550.A17; PKS_550.A18;
000(96)L001 Revision B; 000(96)L002; 000(96)L003 Revision B; 000(96)L004 Revision A
000(95)L0004

Design Access Statement: A Design and Access statement entitled Hale Village: Pavilion Blocks 1 & 2 application for approval of reserved matters dated January 2008 reference Reserved Matters PKS PO1.DAS4 - REV.A has been submitted to accompany this application.

Materials Board – Elevation Materials – PKS 299. A01

Address: GLS Depot Ferry Lane N17 9QQ

Proposal: Details pursuant to Condition 1 Reserved Matters, Condition 4 Lifetime Homes Standards and WheelChair Access, Condition 5 Materials Condition 6 sample of Materials, Condition 11 Design & Condition 42 Environmental Sustainability Plan of the Outline planning permission dated 9 October 2007 Reference No. HGY/2006/1177 for the detailed design of Pavilion Blocks 1 & 2 .

Existing Use:

Mixed Use Development

Proposed Use:

Residential accommodation

Applicant: Hale Village Properties

Ownership: Hale Village Properties

PLANNING DESIGNATIONS

Road Network: C Road

Officer contact: Paul Smith

RECOMMENDATION

Agree to discharge conditions 1, 4, 5, 6, 11 & 42 in relation to Pavilion Blocks 1 & 2 and agree to minor variations in relation to the Development Framework Parameter Plans.

1. SITE AND SURROUNDINGS

The application site forms the south eastern corner of the 4.8-hectare former GLS Depot Site, which until recently has been occupied by a largely single-storey structure built in the 1950s, which operated as a warehouse. It sits east of Tottenham Hale Station, an important interchange connecting the London Underground Victoria Line with the north-south railway that links London Liverpool Street with Stansted Airport, whose only intermediate stop is at Tottenham Hale. To the east of the site lies the River Lea waterways network, which forms part of the Lee Valley Regional Park. The site is mainly flat and at its south-eastern end is at a lower level than Ferry Lane which acts as a bridge crossing over the railway.

2. PLANNING HISTORY

The Hale Village outline planning consent for the wider mixed-use Hale Village development was granted by Haringey Council in October 2007.

The outline consent comprises up to 1,210 residential units, 30% of which will be affordable, and includes office, retail, student accommodation, hotel, health centre, primary school and crèche uses. It will be set out in a high-density development comprising 11 separate blocks laid out in a clear street structure that responds to the potential of the site adjacent to Tottenham Hale Station and the Lee Valley Regional Park. The outline consent is also subject to a detailed design code which regulates design quality for the development.

A reserved matters application for the podium structure was granted consent on the 21 December 2007. The podium provides the basement over which the southernmost blocks to the Hale Village development including Pavilion Blocks 1 and 2 will be located.

3. DETAILS OF PROPOSAL

The proposed development of Pavilions 1 & 2 comprises a total of 128 private residential units split into two blocks each containing 64 flats with associated facilities including refuse and bicycle stores and basement level car parking. The blocks are situated on the eastern side of the GLS site and are bounded by the proposed linear park to the north, Mill Mead Road to the east, proposed Hale Crescent to the south and proposed Acorn Street to the west. The two blocks are positioned to the north and south of their site; a landscaped open space is formed between the two proposed buildings. The buildings are orientated so the long axis of each runs east / west. This positioning helps maximise views to the east and the Lea Valley and defines the permeability of this boundary to the Hale Village site as requested by CABE.

4. CONSULTATION

Tottenham Hales Residents Association
Thames Water Utilities
Transport for London Road Network
Environment Agency
New River Action Group
London Wildlife Trust
Friends of the Earth
Tottenham Civic Society
THRASH

5. RESPONSES

Thames Water – No Objection
Environmental Agency – No Objection
Transportation Team – No Objection subject to additional condition being added
Transport for London – No Objection

6. RELEVANT PLANNING POLICY

PPS1: Delivering Sustainable Development
The London Plan (2004)
Haringey Unitary Development Plan (July 2006)
Principles of an Urban Village
By Design – Better Places to Live (DTLR, CUBE September 2001)
Secured By Design
Towards an Urban Renaissance (Urban Task Force, 1999)
Towards a Strong Urban Renaissance (Urban Task Force, 2005)
Sustainable Communities: Homes For All (ODPM, January 2005)
Mayor's Energy Strategy – February 2004

Planning Policy Statement 22 (PPS22)

London Development Agency (LDA) Climate change strategy
Energy Performance of Buildings Directive (EPBD) strategies
Mayor's policies in the Sustainable Design and Construction draft SPG
Haringey Borough Council's Supplementary Planning Guidance 9 (SPG 9)
Lifetime Homes (Joseph Rowntree 2007)

7. ANALYSIS/ASSESSMENT OF THE APPLICATION

Condition 4 – Lifetime Homes Standards and Wheelchair Access

Lifetime Homes

The applicants have submitted a Design and Access Statement to accompany the application for reserved matters (PKS P01.DAS-REV-A) Paragraph 7.5.1 Compliance with Lifetime Homes states that the residential accommodation shown on the submitted drawings is intended to be 100% compliant with the requirements of the Lifetime Homes Standards.

'Lifetime homes' standards is a 16 point design guide / document intended to encourage developers to produce homes that go further than the minimum regulations when considering accessibility and will thus be a benefit to both occupier as well as the wider community. Pavilion blocks 1 and 2 will incorporate lifetime homes standards to all residential units. The 16 points are shown on pages 84 – 85 and 86 of the above mentioned design and access statement

Wheelchair Access

A total of 128 units of private residential accommodation (split into two blocks (pavilions 1 and 2) of 64 units each) will be provided by this development. Condition 4 of the Outline Consent requires 10% of the total numbers of units to be designed to accommodate disabled residents. The proposals provide for one unit per floor in each block to be designed to allow residents with special requirements or to allow adaptation to specific requirements. Current drawings indicate a total of 8 accessible units per block and propose total 16 units as a total spread over the proposed development of Pavilions 1 and 2 this is in excess of the 13 units required and is therefore considered acceptable. The following breakdown for one block – and proposal total at the bottom of the table: Typically level access on the ground floors or lift access to upper floors, will be available to all flats, whether for wheelchair users or not.

Conditions 5 Materials & 6 Sample of Materials

The southern elevation offers a metallic finish to the façade, the subtle colouring of which presents a varied definition to the blocks. However, the other rain screen clad elevations to the building also provide an opportunity for colour, layering, texture and modelling. When the solid rain-screen material (glass reinforced concrete panels) is combined with the glass balconies, as panel elements to match the rain-screen, the effect will produce a depth of modelling to the elevation. Shadows interact and change the hues of different materials over the course of the day and seasons.

The application is accompanied by a material samples board and the following main materials for cladding the building are proposed.

The materials are Cladding Solutions Ferro sandblasted fibre concrete silver grey and sandstone and copper metal cladding. The materials panel also shows the provision of glass balustrades and glass boxes and windows and doors. The proposed materials are considered to be of good quality. Sufficient to discharge the materials conditions.

Condition 11 – Detailed Design

The Hale Village Design Code and outline consent defines the character of the buildings, spaces adjacent to the buildings at Hale Village and how they relate to each other. The character assets of each of the areas are of key significance in informing both the architecture of the buildings and the detailed design of the spaces between them. Pavilion blocks 1 and 2 are a unique element of the Hale Village development. Due to the buildings' location in the south east corner of the site they address both Mill Mead Road, and waterfront beyond, as well as the adjacent SE block.

The Design approach is clearly set out in Section 2 Design Statement with the Design and access Statement submitted with the details pursuant application.

The Design Statement contains a detailed site analysis within the context of the outline planning permission for the GLS site. The Design Statement sets out the Design Strategy and shows how the detailed design of the Pavilion Blocks has been informed and progressed in the context of the outline planning permission parameter plans and Hale Village Design Code.

The plan form of the Pavilion Blocks has been designed as a 'stepped plan' as opposed to the 'wedge' shape in the parameter plans. This results in a smaller footprint and provides a design with more varied elevations. It also allows most of the flats to have a view of the Lea Valley to the east and allows all flats to be dual aspect.

The proposed Pavillions buildings are 8 storeys in height above ground level each block having a single main entrance from Acorn Street on the West elevation. The site for the Pavilion blocks naturally slopes from Southwest to north-east. The ground floor level of the buildings has been raised by 400mm above the street level and the ceiling level raised by an 100mm to give to entrance lobby a greater presence in the street.

As the height is raised above the street level steps and a short covered ramp are proposed for access for all. The ramp not exceeding 5m in length will give a slop of 1 in 12 which is in accordance with current regulations. The entrance is clearly marked by the steps and ramp covered by a glass canopy aligned with the recessed glass fronted doorway. Swipe card / proximity readers will be located at 900mm above finish floor level.

Access to the upper floors for the building will be via the lifts or stairs. Access to the pavilion buildings from the proposed from off street parking / basement level will be by lift or stairs. Car access ramps to current standards or to the minimal gradients possible will be provided.

Step free circulation routes will be available at each level for residents. Internal doors will be automatically self closing, in the interests of fire safety. Appropriate passing places are provided wherever necessary for users both able and disabled. Access will be available to all levels for the administrative site staff for maintenance etc.

The northern elevations are defined by vertical walls and glass box 'balconies' or winter gardens. The walls are set back on plan at the balconies, allowing the habitable rooms of the flat to gain light and ventilation at this junction.

The east elevation takes advantage of excellent views of to Lea Valley Park and beyond. Large glazed boxes break up the corners of the building and offer an informal feel to the park side elevation.

The south facing elevation is defined by the curvilinear balconies, which unify the fully glazed and visually open corners of the apartment's lounges. The balconies provide some shading to the elevation. The horizontal emphasis reduces the scale of the building, both for the retail street and the pavilion garden. The stepped plan gives a depth and layering to this elevation which the Design Code states as being desirable on the Pavilions.

The western elevation which fronts onto Acorn Street and which contains the main entrances to the Pavilion blocks is designed to provide visual interest and a degree of surveillance to Acorn street. The use of balconies at the upper levels and the design of the entrance and enclosures at ground floor level will provide an edge and buffer zone to the public realm.

Due to the slope of the land there will be a retaining wall formed along the north, south and eastern edges of the site. The views across the garden courtyard and form in and out of the site will be maintained.

The pavilion garden will be secured by balustrades and railings, which maintain the visual permeability. Balustrades are proposed on the pavilions themselves and to the public and semi public boundaries along the Mill Mead Road, Hale Crescent and the linear park frontages. It is proposed that high quality 1.8m high metal railings secure the boundary along Acorn Street.

The pavilion buildings provide a balcony space to every flat at each of the floor levels, with the only exception being the two single bed flats at ground floor in each block, located to flank the buildings entrance. Most two bedroom flats are provided with 1500mm x 1500mm balcony space as a minimum which is large enough to seat four people at a table. The remaining flats have a variety of balcony sizes and shapes.

Collection of general waste and recyclable materials from the residential accommodation will be at basement level. A refuse store will be provided with twenty-six 1100 litre "Euro-bins" spread over the two blocks, which are to be provided by the Local Authority. On the day the Local Authority collects the refuse, the bins will be pushed to a central point as part of the site management scheme. The approved site wide infrastructure reserved matters application has addressed this issue in greater detail. Each flat will be provided with facilities to collect domestic wastes in the kitchen. The residents will be responsible for depositing their individual waste in the refuse store

The Residential accommodation will receive deliveries directly from Acorn Street or from the basement levels, Access points have been to allow level access to the various entrances, and floor levels have been set accordingly. Fire engines can serve

the building from four sides, from the north of the building via the linear park. To the east access can be achieved from Mill Mead Road. From the south fire access can be achieved from the retail street. The western elevation can be reached from Acorn Street. The pavilion gardens may also provide pedestrian access for fire fighters.

Vehicular access to the blocks will be via the access ramps via Acorn Street. A limited amount of off street parking will provide enough spaces for disabled visitors and residents, as well as for loading and unloading at street level. At least one space will be dedicated to "Blue Badge" holders. The main car park and bicycle store will be located at basement level.

There is an accessible drop off space with dropped kerbs located on Acorn Street close to the Hale Crescent junction and adjacent to the entrances of both blocks.

It is considered that the detailed design of Pavilion blocks 1 & 2 as shown in the submitted drawings and Design and Access Statement is satisfactory. It is considered that the design is in compliance with the Design Code .

Condition 42 – Environmental Sustainability Plan

The proposed development has been designed to include.

- Good performance (significantly improved from Part L) of the Building Fabric.
- Aspirations of best practice air tightness (approx 3m³/s per sqm) on a unit by unit basis, with good practice (approx 5 m³/s per sqm) air tightness set as a minimum across the whole building.
- Communal areas will be treated as external rather than internal spaces, preventing unnecessary heating of temporarily occupied spaces.
- Dual flushes WC's
- Low energy lighting in communal areas & externally.
- Low energy lighting applied to over 75% of each unit. performance building fabric and construction techniques and energy efficient heat recovery for ventilation will considerably reduce the energy consumption for the building.
- Enhanced high spec U-values on glazing, walls and roof to reduce heat loss.
- Improve building air tightness inline with best practice.
- Utilisation of low energy lighting throughout
- Heat reclamation on ventilation, where applicable
- High efficiency fixtures and fittings
- Smart' lift control

- Utilisation of ESCo's clean energy and heating
- Recycled aggregates & fly ash used in construction.
- Rainwater harvesting systems on all roofs.
- Utilisation of heat recovery from CHP.
- Primary heating is supplied from an ESCo including renewable heating exceeding a 10% reduction of CO2 target upheld across the site.
- Onsite recycling facilities within each unit.
- Power utilises the onsite CHP plant providing clean energy (reducing Carbon emissions by a minimum of 20% compared to a normal installation under Part L).
- Heating utilises the onsite CHP & biomass (wood pellets) boilers

The proposed development comprises the use of green roofs which will assist with site biodiversity and rainwater attenuation the precise specification of the green roof has not been provided at this time and a condition has been added to the recommendation to ensure that these details are provided prior to occupation.

The proposed developments heating and hot water demands are met by the ESCo's district hot water system, The district heating will use three sources of heating, CHP providing waste heat to meet the base load, biomass will top up the heating profile to ensure sufficient levels of renewable energy are serving the site and finally gas fired boilers will ensure peak demands can be met.

The Design Statement gives a commitment to achieve the Code for Sustainable Homes target of 4-stars, thereby gaining equal status as a BREEAM Ecohomes 'Excellent'.

The proposed development is located adjacent to Tottenham Hale tube and rail station. It also houses a significant level of cycle storage.

The building fabric will use a balance of sustainable materials mixed with high energy performance. High performance of building fabric will look to minimise background noise levels from adjacent roads and retail areas.

A site wide waste management strategy will be adopted for all phases of the development of this site from construction through to operation. During operation the waste management strategy is proposed to be coordinated / operated by the estate management team that will be established within Hale Village.

Daylight levels have been considered. The targeted average daylight level will be in compliance with Code for Sustainable Homes guidance. Noise and acoustic separation is being considered in the design and the detailing of the construction which will be specified to meet the Code for Sustainable Homes guidance.

Variations from the Development Framework Parameter Plans

The proposed building heights of pavilions blocks 1 and 2 are 35.550m and 35.500m respectively. The proposed building heights do not accord with the maximum heights identified within development framework drawing number 01MP010 B. AOD. The ground floor level has been raised by 400mm above the street level in the form of a plinth. The ceiling level on the ground floor has been raised by an additional 500mm greater than the other floor levels to give the entrance lobby a more generous presence to the street. Overall the ground floor is therefore 500mm taller than previously proposed.

The top levels of the two building differ due to the local site / slope conditions pavilion 1 being up slope is 50mm taller. The additional height will not give rise to further environmental impacts the mitigation measures proposed by the Environmental Statement submitted in support of the outline application are considered sufficient.

The location of the Pavilion buildings footprint as described in the Hale Village Design Code, produces a preferred width to Acorn Street of 18m, this has been achieved. The location of Pavilion block 1 has been shifted away from block SE to produce a generous public space at the junction of the 'Retail Street' and Mill Mead Road. This has resulted in Pavilion block 1 being situated further north by 1036mm along the boundary of Acorn Street in comparison to the approved parameter plans. The Pavilion garden width is therefore 23m wide at the eastern limit. This has resulted in some overlooking at the ground floor level as flats will face each other across the Pavilion garden, however the landscaping will be designed to minimise problems of overlooking as the buildings are 14.59m apart at this location. The maximum width of the pavilion garden will be 23m with an average width of over 19m, which is within the Design Code recommendations.

The plan form of Pavilion Blocks 1 and 2 slightly differs from the master-plan proposal, in that the detailed proposal has a stepped plan form rather the 'wedge' shaped footprint approved in the Outline consent. This affords most flats a view of the Lea Valley to the east of the site and in fact allows all flats to have a dual aspect. Even the single bed units which are west facing will also benefit from eastern views via balconies on the upper levels as well as sunset views to the west. The stepped plan of the pavilion blocks has also resulted in a smaller footprint to the building than the original proposal approved in the Outline scheme.

It is considered that the additional height of the proposed buildings contributes positively to their design. It is considered that moving Pavilion Block 1 improves the effect of the proposed building in relation to the Acorn Street and Hale Street by creating more space between the proposed buildings and future surrounding buildings. It is considered that the wedge shaped footprint is beneficial to layout and outlook of proposed flats.

8. SUMMARY AND CONCLUSION

The submitted drawings and Design and Access Statement comprise the details pursuant to the outline planning permission dated 9th October 2001 for the detailed design of Pavilion Blocks 1 & 2.

The submitted drawings show the site location, the sitting of the proposed buildings, their height and detailed elevation design and the design of the landscaped courtyard space in between the proposed building and access to the wider GLS estate. Details of materials to be used and sustainability are also submitted for approval.

The detailed design has been considered in the context of the outline planning permission parameter plans and the Design Code for the GLS site.

It is considered that the detailed design proposals put forward comply with Condition 4 Lifetime Homes Standards and provision of wheelchair access. Conditions 5 & 6 regarding materials Condition 11 with regards to overall design in the context of the Design Code and Condition 42 in relation to sustainability.

It is considered that the minor variations from the Design Framework parameter plans have either a positive effect upon the overall design in relation to the context of the overall GLS Site or do not represent a significant change and therefore can be considered as minor amendments in relation to the original approval.

It is therefore recommended that approval be given to the detailed design of Pavilion Blocks 1 & 2 as submitted and that Conditions 1,4,5, 6 11 and 42 be discharged in relation to these two blocks.

9. RECOMMENDATION

Registered No. HGY/2008/0393

That the details pursuant submitted in relation to conditions 1 Reserved Matters, 4 Lifetime Homes Standards and Wheelchair Access, 5 Materials, 6 sample of materials, 11 Urban Design Report and 42 Environmental Sustainability Plan are considered to be satisfactory and that these conditions are discharged in relation to Pavilions Blocks 1 & 2 as shown in the submitted plans and design and access statement.

Subject to additional conditions

- 1) That precise details of the design of the green roof shall be submitted to and approved by the local planning authority prior to the completion of the proposed building.

Reason: To ensure that the proposed building complies with the design code and parameter plans with regards to the provision of sustainable roofs.

- 2) That details of a scheme showing the swept paths of vehicles (in/out) around the vehicle access and the management of traffic around the site, which may be through the introduction of a banned right-turn for vehicles exiting this southern access off Acorn Street, complemented by physical design measures to ensure compliance with this routeing restriction shall be submitted to and approved by the Local planning Authority prior to the completion of the proposed building.

Reason: To minimise vehicular and pedestrian-vehicle conflict at this location.

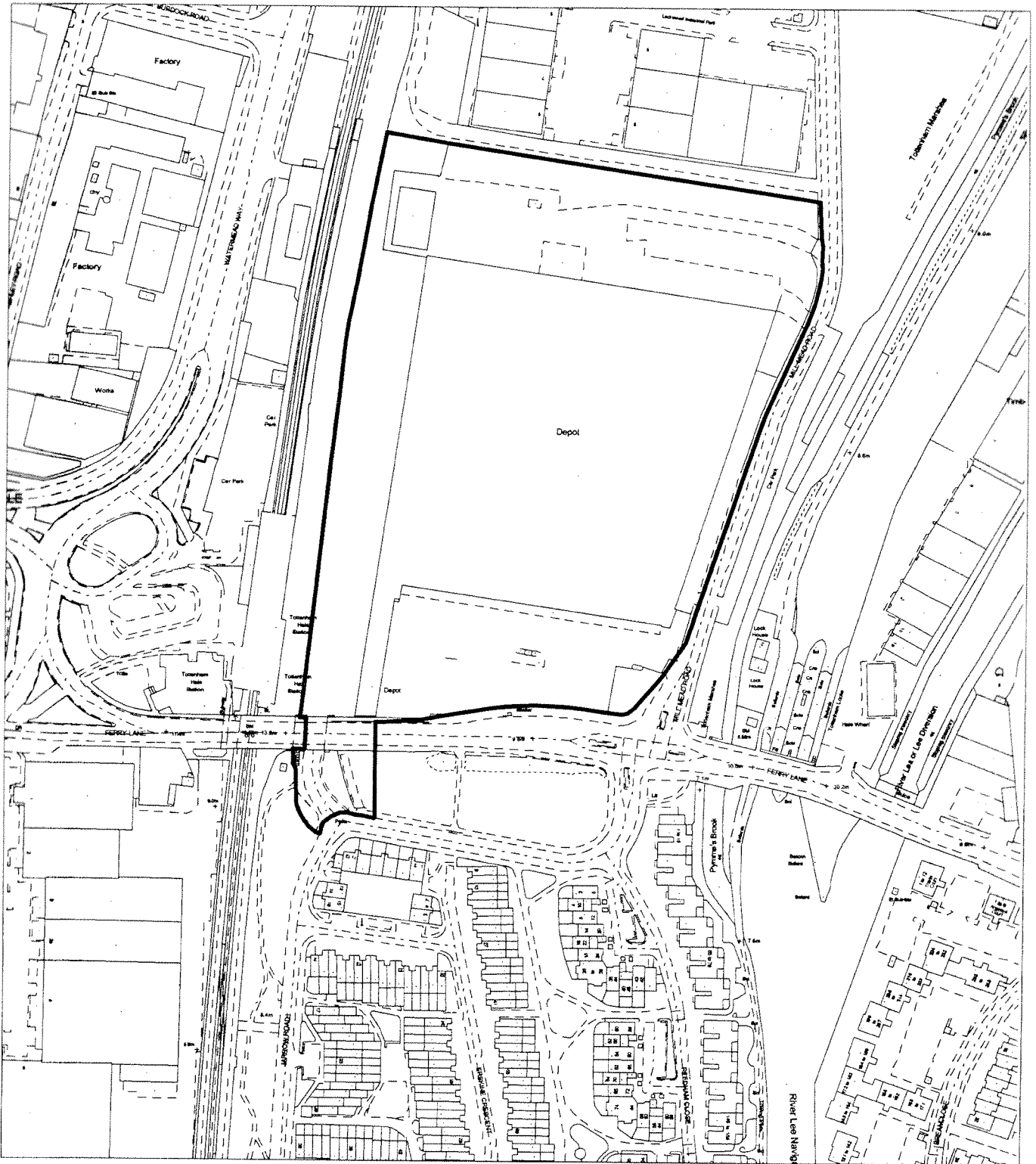
That the variations from the approved development framework parameter plans are considered satisfactory and are approved as amendments to the outline planning permission dated 9th October 2007.

Applicant's drawing No.(s)

PKS_000.20 Rev B; PKS_000.21 Rev B; PKS_000.50 Rev B; PKS_100.A01 Rev D
PKS_100.B01 Rev B; PKS_100.B09 Rev A; PKS_100.AB01 Rev B; PKS_100.AB02
Rev B; PKS_100.AB09 Rev B; PKS_200.A01 Rev A; PKS_200.A02 Rev A;
PKS_200.A03 Rev A ; PKS_250.A01 Rev A; PKS_250.A02 Rev A; PKS_250.A03 Rev
A; PKS_250.A04 Rev B ;PKS_299.A02 Rev A; PKS_299.A03 Rev A; PKS_299.A04 Rev
A; PKS_299.A05 Rev A; PKS_299.A06 Rev A; PKS_299.A07 Rev A; PKS_500.A03 Rev
C; PKS_550.A01 Rev A; PKS_550.A02 Rev A; PKS_550.A11 Rev A; PKS_550.A17;
PKS_550.A18; 000(96)L001 Revision B; 000(96)L002; 000(96)L003 Revision B;
000(96)L004 Revision A 000(95)L0004

Design and Access Statement entitled Hale Village: Pavilion Blocks 1 & 2 Application for approval of reserved matters dated January 2008 reference no PKS PO1PAS-Rev-A.

Materials Board – Elevation Materials – PKS 299. A01



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan
GLS Supplies Depot, Ferry Lane N17



**Directorate of
 Urban
 Environment**

Shifa Mustafa
 Assistant Director
 Planning Policy & Development
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

	Drawn by	AA
	Scale	1:2500
	Date	08/05/2007

This page is intentionally left blank



Haringey Council

Agenda item

[No.]**Planning Committee meeting****On 29th May 2008**

Report Title: Open Space and Recreation Standards Supplementary Planning Document - Adoption

Forward Plan reference number (if applicable): [add reference]

Report of: Ransford Stewart, Interim Assistant Director, Planning Policy and Development

Wards(s) affected: All

Report for: key decision

1. Purpose

1.1 Following public consultation that took place between the 29th November 2007 and the 17th January 2008 (later extended to the 24th January 2008 to accommodate the meeting cycle of the Friends' of Parks Forum) on the Draft Haringey Open Space and Recreation Standards Supplementary Planning Document (SPD), and the document's subsequent amendment to reflect the views expressed during this consultation, this report seeks any final members' views on the SPD prior to its adoption as an SPD which will be as part of the Local Development Framework (LDF), subject to the agreement of the Cabinet on the 17th June 2008.

2. Recommendations

- 2.1 That members note the work, including consultation, carried out on the proposed Haringey Open Space and Recreation Standards Supplementary Planning Document, and the accompanying Sustainability Report.
- 2.2 That the Committee recommends adoption of the above documents, subject to Cabinet approval on the 17th June 2008.

Report Authorised by: Ransford Stewart, Interim Assistant Director

Contact Officer: Eveleen Riordan, Principal Planning Officer (ext 5132)

3. Director of Finance Comments

3.1 The costs associated with consultation, amendment and adoption of the Haringey Open

Space and Recreation Standards Supplementary Planning Document have been mainly met from within the approved PPD budget for 2007/08. Any remaining costs incurred in the new financial year will be met from the approved PPD for 2008/09. The negotiation and agreement of Section 106 resources should continue to be maximised for the benefit of the Council.

4. Head of Legal Services Comments

5.1 The Head of Legal Services comments that there is a hierarchy of conformity for planning documents and the policies in a Supplementary Planning Document must be in conformity in the core strategy and other Development Plan Documents as well as the London Plan

5. Local Government (Access to Information) Act 1985

5.1 Background documents include:

- Haringey Unitary Development Plan, 2006
- Haringey Open Space and Sports Strategy Assessment (2003) Volumes 1 and 2
- Haringey Open Space Strategy
- Planning Policy Guidance Note 17 – Sport, Open Space and Recreation (PPG17) 2002
- The Companion Guide to PPG17 (200)
- Circular 05/2005 Planning Obligations
- Towards a Level Playing Field – Sport England (2002)
- The London Plan (consolidated with alterations since 2004)

6. Strategic Implications

6.1 The SPD covers the whole of the borough as it deals with open and recreational space. It will help to protect open and recreational space, and to secure additional space through monies received as a result of S106 negotiations. The provision of additional space could potentially be of particular benefit to the north east part of the borough where there is a deficiency in open space.

7. Financial Implications

7.1 There are no financial implications for the adoption of the Open Space SPD. We already have a Section 106 officer in post that will monitor and control any monies received as a result of any S106 agreement.

8. Legal Implications

9.1 As the SPD does not introduce new policies, but supplements and provides clarity to existing UDP policies (particularly OS15), there are no immediate legal implications, but as the new Core Strategy is advanced this SPD may need to be reviewed. Also, the Planning Bill before Parliament has provisions for a new Community Infrastructure Levy and Regulations may provide for a Local Authority to produce a charging schedule setting out the rate and/or formula determining how the levy might be calculated in their area. The Government publication in January 2008 on Community Infrastructure Levy states that the Government wishes to explore in consultation with stakeholders the case for allowing charges to vary within charging authorities to reflect local conditions

9. Equalities Implications

10.1 The improvement of open space and recreation provision in the borough will benefit the whole community, in particular those residents who live in areas of the borough which are

deficient in open space and recreation provision. Generally, these areas are concentrated in the east of the borough. The increased provision of open space and better access to existing open spaces and facilities will be of particular benefit to those who are only able to access such facilities by foot or by public transport.

10. Consultation

- 10.1 In July 2007 the Council held a seminar aimed at key stakeholders, including park providers, at the Civic Centre. The seminar outlined the scope of the work that was being undertaken to develop local standards and the supplementary planning document, and included worked examples of how to assess developer contributions from new developments.
- 10.2 Once a draft SPD had been developed it was, along with the accompanying sustainability appraisal, issued for formal public consultation for a period of 8 weeks from the 29th November 2007 to the 24th January 2008. The length of the consultation period was set at seven weeks as opposed to the six week statutory period to take account of the Christmas and New year holiday period, and then further extended to eight weeks to accommodate the meeting cycle of the Friends' of Parks Forum. Those that were consulted included the statutory consultees (including adjoining boroughs, GLA, GOL, Natural England, Environment Agency and English Heritage), local groups and bodies, all Councillors and key council officers.
- 10.3 A Schedule of Responses to the consultation is attached at Appendix 1. We received a total of six written responses from individuals or organisations. In general the SPD was welcomed although a number of respondents raised queries and concerns which focussed on the following:
- The failure to adopt the National Playing Fields' "Six Acre Standard"
 - The data collected is out of date and this is exacerbated by the use of the 2001 census data to set population projections as census data is not completely accurate.
 - Some of the potential indicators could be expanded to include more heritage assets, and the SPD should recognise the value of existing open spaces that are of heritage value.
 - PPG17 was used as "an excuse" not to act in the spirit of the London plan "which more directly informs the boroughs' LDFs and defines areas of open space deficiency to a higher criteria".
 - The appropriate criteria for identifying deficiencies in open space are set out in the Mayor's London Plan and accompanying 'Guide to Preparing Open Space Strategies' and it is these that should be adopted.
 - The standards proposed are not those that are recognised as minimum standards by the GLA.
 - 3sq metres of play space per child should be 6 sq metres.
 - Many of the standards should be lowered.
 - The level and quality of access needs to be taken into consideration – some public spaces are not accessible by the elderly, infirm or wheelchair bound.
- 11.3 The Schedule of Responses at Appendix 1 lists a the Council's full response and action (where appropriate) to all of the objections made to the SPD. Among other changes that we made, we agreed to include references in the draft SPD to the heritage value of open space and to highlight that the borough has two parks on the National Register of Historic Parks and that the 36 have locally listed status only, with no statutory status. We also amended the SPD to reflect a reference to Haringey Health Reports. However we did not

support all of the comments made – for example, the question of whether the SPD should reflect minimum national or regional standards. The whole purpose of the SPD is to set local open space standards that reflect the needs of Haringey as a borough. Planning Policy Guidance PPG17 sets out that local authorities should develop local standards which are derived using local information. This is the approach the SPD has taken and it is fully in line with the national and regional approach, and follows the guidance set out in PPG17. All council responses to the comments received are listed in Appendix1.

11. Background

11.1 As part of the Unitary Development Plan (UDP) Inquiry (held between April and September 2005) the Inspector recommended in his Report that the Council developed local open space standards for inclusion in a future planning document. These standards should reflect the guidance in Planning Policy Guidance Note 17 – Sport, Open Space and Recreation (PPG17). The provision of local open space standards will also support the Council’s Open Space Strategy by ensuring that the Council are able to secure the retention or provision of open space at every viable opportunity. The Supplementary Planning Document (SPD) will form part of the Council’s Local Development Framework. An SPD provides detailed guidance on the implementation of UDP policies and is supported by a sustainability appraisal.

Planning Context

11.2 The SPD has been prepared in accordance with the following guidance:

- Planning Policy Guidance Note 17 – Sport, Open Space and Recreation (PPG17) 2002 – states that local authorities should use the information gained from their assessment of needs and opportunities to set locally derived standards for the provision of open space, sports and recreational facilities;
- The Companion Guide to PPG17 (2002) – provides guidance on how local authorities should identify and apply standards based upon assessment of local need;
- Towards a level Playing Field (Sport England) 2003 – provides a detailed methodology for assessing the number of playing pitches required for different sports, and advice on developing minimum local standards for playing pitches;
- The London Plan (consolidated with amendments since 2004) – includes various policies on open space, including policy 3D.12 (page 181) which states that boroughs should, in consultation with local communities, the Mayor and other partners, produce open space strategies to protect, create and enhance all types of open space in their area, and policy 3A.6 (page 71) which states that residential development should have regard to policy 3D.13 on play and informal recreation provision for children and young people.
- GLA Guide to Preparing Play Strategies (2004) – advises that use of standards can assist comparisons between boroughs and wards within the same borough. The guidance advises that boroughs should assess the amount of open space per 1000 of the population at the borough and ward level, and identifies some of the other possible approaches to developing standards, including quality and access and the use of open space hierarchies.
- GLA Guide to Preparing Play Strategies (2005) – the guide highlights the need to develop standards of provision locally with an emphasis on quality and accessibility as opposed to overly prescriptive measures of quality alone.
- GLA Supplementary Planning Guidance – Providing for Children and Young people’s Play and Informal Recreation (March 2008) – The SPG provides guidance for boroughs developing play strategies. The guidance sets out benchmark standards

for play provision and these can be used to assess existing provision, future requirements and establish needs from new developments. The standards are regional and these may be modified to reflect local circumstances.

11.3 Haringey's adopted Unitary Development Plan (UDP) (July 2006) contains policies relating to the protection and improvement of open space, sport and recreation provision in the borough.

- **Policy OS11 Biodiversity** – All development should respect biodiversity and ensure that opportunities to enhance biodiversity are taken, in particular in areas deficient in accessible natural green space.
- **Policy OS12: Allotments** – the Council seeks to protect allotments. Where allotments are surplus to demand, other open space uses will be considered first before alternative land uses are considered.
- **Policy OS13 - Playing Fields** – Development of playing fields will only be allowed where the playing fields is surplus to requirements, the site is not an open space deficiency area, if access to open space nearby can be improved and where an assessment of existing and future needs of the community has been undertaken.
- **Policy OS15 - Open Space Deficiency and New Developments** – new developments in areas of open space deficiency will be expected to provide an appropriate area of open space, or improve accessibility or quality of nearby open space.

12. The Supplementary Planning Document

12.1 In March 2007 the Council commissioned Atkins Ltd to develop local open space and recreation standards for the borough and produce a supplementary planning document. The supplementary planning document provides guidance to support UDP policies relating to open space and recreation and sets out an approach to assess the open space and sports requirements arising from new development and secure planning obligations to increase open space and recreation provision and improve existing facilities.

12.2 The supplementary planning document will replace the existing draft SPD10D: Planning Obligations and Open Space which does not provide local open space standards.

Why we needed to produce the SPD

12.3 The standards in the SPD are based on information derived from the 2003 Open Space and Sports Assessment which was used to inform the UDP policies. At the time that we commissioned Atkins to work on this SPD with us, we reviewed whether there had been any significant addition or deletion to the open space that we have within the borough, and concluded that nothing of any significance had taken place. On that basis we were able to rely on the 2003 Assessment as being up-to-date for the purposes of using its baseline information. The 2003 assessment confirmed that Haringey's current open space falls below the Fields in Trust' standard of 2.43 hectares per 1000 population (the "Six acre standard"). This standard was developed prior to the publication of PPG17, which requires local authorities to develop their own local standards. Further, such a standard is not realistically applicable in densely populated areas like Haringey where such high standards can never be achieved. Indeed the Planning Officers' Society commented in respect of the Six Acre Standards that: "Authorities represented by POS have varying characteristics depending largely on whether they are located in a rural area or an urban area. The Six Acre Standard is currently a uniform standard applied regardless of each authority's local context. On many occasions, urban authorities fail to meet this current uniform standard. The standard should therefore be revised and replaced with separate standards more sensitive to local characteristics". The local

- standards produced within this SPD are a needs based assessment of the requirements for open space within Haringey. They are based on local information and a local population and reflect our borough.
- 12.4 The proposed local standards in the SPD are consistent with PPG17 and take account of quality, quantity and accessibility whereas the national standard is purely a quantitative standard. The local open space standards also address a wider range of open space and recreation types than the national standard, which only addresses outdoor sport and children's play space. The draft SPD includes standards for:
- Public park provision
 - Children's play provision
 - Playing pitches
 - Tennis courts
 - Natural and semi-natural greenspace
 - Allotments
 - Indoor sports facilities
 - Swimming pools
- 12.5 The standards are based on future open space and recreation requirements of Haringey's population up to 2016. They take into account the quantity of existing provision, accessibility and quality factors, such as the Green Flag criteria for parks.
- 12.6 The SPD provides a strong justification for the protection of existing open space and recreational facilities in the borough. It also seeks to increase the amount of provision and improve existing facilities where there are existing deficiencies in provision or where the quality or access to facilities is poor. Table 1.7 of the SPD sets out the eligibility criteria to assess whether new or improved provision is required from new developments. The proposed standards and developer contributions are set out in Table 1.9 of the SPD (appendix 2). Where on-site provision or developer contributions are sought, a further maintenance contribution is sought. These contributions are set out in table 1.10.
- 12.7 The proposed approach is illustrated in Table 1.3. In most cases, contributions will be sought for off-site improvements. For large scale developments, on-site provision will be sought. The thresholds for on-site provision are set out in table 1.8 of the SPD. The SPD provides worked examples to calculate the off-site contribution and a maintenance contribution. In addition, a spreadsheet tool has been provided to help Council officers calculate the need for and scale of contribution when considering planning applications.
- 12.8 The standards apply to most new residential development. However, for small residential developments up to 5 units it is not normally considered administratively cost effective to secure a legal agreement and collect contributions. The SPD does not address the provision of private amenity space – these standards are presently included in SPG3a (Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes) and are being looked at as part of a housing supplementary planning document which is out to public consultation from April 17th to the 29th May 2008. The provision of private amenity space, particularly rear gardens for family housing will have a bearing on the provision of open space, especially children's play space.

Sustainability Appraisal

- 12.9 Under the Planning and Compulsory Purchase Act 2004, sustainability appraisal is a required process for supplementary planning documents (SPDs). To satisfy this requirement, a scoping report was prepared and released for consultation in April 2007.

The sustainability appraisal process seeks to predict the social, economic and environmental effects of the SPD. A sustainability appraisal report accompanies the draft SPD and concludes that overall the document has a positive effect on most identified objectives. The report, attached as Appendix 2 of this report, puts forward recommendations to improve the sustainability performance of the document. These recommendations have been reflected in the SPD.

15 Conclusion

- 15.1 The provision of public open space and facilities for sport and recreation underpins people's quality of life. As such, a satisfactory level of easily accessed open space and sports facilities is a key element of a sustainable community.
- 15.2 The Council are committed to developing local open space standards to support the UDP and its Open Space Strategy. The SPD will provide a strong policy justification to:
- Protect existing open space and recreational facilities in the borough; and
 - Secure increased provision and improve existing facilities where there are existing deficiencies or where the quality or access to facilities is poor.
- 15.3 The SPD is based on a comprehensive audit of open space, children's play areas, indoor and outdoor sports facilities and provides a detailed and robust methodology to assess the requirements for open space and recreational provision from new development. It also addresses the issue of maintenance contributions.
- 15.4 The approach to secure developer contributions as planning obligations through Section 106 Agreements is consistent with Government guidance in Circular 05/2005 and the Council's guidance in SPG10a, The Negotiation, Management and Monitoring of Planning Obligations.
- 15.5 The SPD has been prepared in accordance with national planning guidance and the policies in the Mayor of London's spatial development strategy. In line with the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal has been prepared to accompany this draft SPD to ensure that the document contributes to the achievements of sustainability objectives.

16 Use of Appendices / Tables / Photographs

Appendix 1 – Schedule of Consultation Responses

Appendix 2 – Open Space SPD

Appendix 3 – Sustainability Appraisal Report for Open Space SPD

Appendix 4 – Maps for the SPD.

This page is intentionally left blank

Schedule of Representations received and Council responses – Open Space Standards SPD

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
001	Haringey Sports Council – Malcolm Springthorpe	?	Do not understand how the quoted numbers of football and cricket pitches have been arrived at. The standard of playing fields in many cases is poor and 'usable' pitches should not include those that do not have changing rooms.	The pitches included are those that are in secure community use, this is consistent with the Sport England Guidance on assessing sports pitch needs.
			A 'cricket pitch' can only be validated if it meets recognised standards and conforms to health and safety.	See above with regards which pitches are included for developing the standard.
		General	Failure to adopt National Playing Fields represents a reduction in the provision of facilities which remains to be addressed.	As far back as 2002 the Government began to emphasise the importance of recognising that local circumstances would differ from area to area and they issued PPG17 which states that "to ensure effective planning for open space, sport and recreation it is essential that the needs of local communities are known. ". PPG17 clearly states that assessment and audits will allow local authorities to identify specific needs. It also states that "the Government believes that open space standards are best set locally. National standards cannot cater for local circumstances,

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
				<p>such as differing demographic profiles and the extent of existing built development in an area...setting robust local standards based on assessments of need and audits of existing facilities will form the basis for redressing quantitative and qualitative deficiencies through the planning process". By developing local standards within the SPD this is what Haringey has done, instead of relying on the Six Acre Standard which was developed as a national standard and not one that has relevance to Haringey in 2008.</p>
		General	<p>Information in the tables and maps is dated 2003 which means they were compiled before that date. By using this information a misleading picture is given and wrong conclusions can be drawn.</p>	<p>There has been no material change in open space provision that needed to be reflected in the figures between 2003 and 2007.</p>
002	English Heritage – Graham Saunders	Relevant Plans and Programmes- Sustainability Appraisal (SA)	<p>No reference is made to PPG15, or at the local level any relevant conservation/management plans of heritage assets, which should be considered, as they make a contribution to open space provision. This includes the setting of listed buildings.</p>	<p>There are a large number of national and regional policy documents that could be referred to, but in the interests of providing a succinct document it is considered more appropriate to refer to the key national and local open space policy context. Table 3.1 (Relevant Plans and Programmes) to be amended to refer to PPG15. Consideration</p>

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
				of local level Conservation Area Management Plans is considered to be beyond the scope of the SA.
		Baseline Information – Cultural Heritage - SA	It is important to make clear where the 36 Historic Parks and Gardens, referred to in the text comes from i.e. national register or local list. Settings of buildings are valuable open spaces and a plan should be included to show these designations.	Agree – amend the baseline information to show that the borough has two parks on the National Register of Historic Parks and that the 36 are locally listed only, with no statutory status.
		Key Sustainability Issues - SA	The protection and enhancement of heritage assets should be explored in terms of possible opportunities/implications for the SPD.	The heritage assets identified and the wider historic environment will be added as a key issue to Table 3.3 – Key Sustainability Issues.
		Indicators – SA	The potential indicators could be expanded to cover the other heritage assets discussed above. Suggest that the development and implementation of conservation/ management plans which manage these assets could be used as an indicator.	Table 3.4 – SA Framework amended to include additional indicator for objective 6 'Number of initiatives to develop and implement conservation and management plans'.
		Analysis of Results - SA	It is not clear how the conclusion for objective 6 to protect cultural heritage and/or landscape value can be made, as the existing document does not recognise all of the heritage assets that contribute to open space provision and	The SAR concluded that the SPD in its draft form would have no effect on cultural heritage. It was recommended that the SPD be amended to include reference to contributions improving cultural heritage value. The final SPD includes a reference to the heritage value of open space in para. 2.56.

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
			insufficient analysis of their value, and need for clarity as to what additional cultural features and how existing ones can be enhanced.	
		General	The SPD does not recognise the value of existing open spaces that are of heritage value, settings to listed buildings or identified as Historic Parks or Gardens. This open space provision should be valued.	Agree , open space can be valued for many different reasons including heritage value. Reference to the heritage value of open space and the fact contributions could be used to improve heritage value will be added to para 2.56.
		Section 2.45 of SPD	Explicit reference should be made to the heritage assets as potential beneficiaries of on/off site provisions and/or commuted sums.	Agree – amend document see above.
003	Mario Petrou	General	Consultation period over Christmas was unfair and not in accordance with Statement of Community Involvement.	We were conscious that the consultation period fell over the Christmas holiday – one of the eight guiding principles in the SCI is that we “give enough time for people to be consulted”. With this in mind we lengthened the period of consultation so that it ran between the 29 th November and the 24 th January making a total of eight weeks which far exceeds the statutory period. By lengthening the consultation period we felt that we were being fair to everyone who wanted time to comment.
		Table 3.1 on page 3-2 - SA	‘Have all relevant plans and programmes been consulted?’ Haringey Health Reports should be	Table 3.1 (Relevant Plans and Programmes) to be amended to include reference to Haringey Health Reports.

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
			included as local relevant plans and programmes as health is a priority (EC/2001/42).	
		Table 3.14, section 3.29 - SA	'Is any significant environmental, social or economic data missing or misrepresented?' Census figures used are inaccurate. Leader of Council letter attached with comment on inaccuracy of ONS data. Wants text added '...though strong evidence supplied by local residents and others indicates the population is larger.'	In the absence of any alternative data we are obliged to use the census information that we have for 2001 and GLA population projections for 2016. While there may be a question on the accuracy of the census figures (because of people who have been missed from the survey), they remain the most up-to-date and reliable source of population data that the council have.
			'Are judgements...and social factors correct?' Wants response to questions 1 and 2 as reliability of information is key, and inaccuracy of census data results in underestimation of baselines.	See above for comments on census accuracy.
			'Are there any....of the SPD?' Reconsideration of acquisition of open space and access to bio-diverse sites e.g. St Ann's Hospital, Lee Valley and railway fields. Green corridor or allotments and listing of tree species suggested in St Ann's Hospital.	Where possible and where appropriate, the Council will seek to acquire additional open space as part of a planning gain for applications where this increase is deemed reasonable.
			'Do you agree with the proposed S.A. framework? Are objectives, targets and indicators appropriate?' Lack of clarity as to how the	We will tackle the deficiency in open space by seeking additional open space through planning gain where appropriate and where possible. Inevitably in Haringey the reduction in

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
			objectives will be achieved and if the indicators are robust. E.g. no indication of how the 10% reduction of open space deficiency is going to be increased by 2016.	open space deficiency is going to be challenging, but it is a challenge that we will achieve wherever we can.
		Figure 3.4	Column responding to this submission needs to be looked at in detail. Figure 3.4 was protested against during the UDP process and it should be replaced as part of the open space SPD.	There is no figure 3.4 in the Draft SPD. It is assumed the objection is to the public open space deficiency map (B1). The SPD provides supplementary guidance to UDP policy, the approach to defining deficiencies set out in the UDP and has been tested at Inquiry and supported. It is therefore not appropriate for the SPD to revise the approach set out in the SPD
		Para. 1.4, page 1, para. 2.12, page 4	Council using PPG17 as an excuse to not act in the spirit of the London Plan which more directly informs the boroughs LDFs and defines areas of open space deficiency to a higher criteria.	The SPD has fully taken into account the policies set out in the London Plan. Policy 3D.12 of the London Plan (Open Space Strategies) says that audits of existing open space and assessment of need should be carried out in accordance with the guidance given in PPG17. The approach set out in the SPD takes account of the GLA Guide to Preparing Open Space Strategies and uses this as a starting point for assessing deficiencies.
			'Do you agree with the results of the assessment of effects?' Key factors have been underestimated, thereby results of assessment of effects are distorted.	See above for census comments.
			'Do you... which you can suggest?'	We will have continued regard to the Council's

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
			Need to precisely assess population HMO conversion rates and open space deficiency.	Annual Monitoring Report which sets out the number of new homes that have been created in the borough each year.
			'Do you agree with the monitoring arrangements suggested?' More public input to monitoring process whereby changes and reviews to policy can be sought. The role of the public should be clarified and should be in accordance with EC/2001/42. ¹	Monitoring arrangements are recommended to be integrated into the existing Annual Monitoring Report arrangements.
004	Haringey Friends of Parks Forum – Joan Curtis - and the Haringey Federation of Residents Association – Dave Morris			
		General	Welcomes preparation of standards and recognition that those engaged in development are obliged to contribute to improving open spaces and recreational amenities, and supports the deficiencies identified and their further exacerbation due to the	Noted. No change to SPD required. See earlier response regarding census.

¹ The European Directive under which SEAs are required

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
			artificially low census figures (which Council estimate at between 5-10%).	
		General	Concerned that some of the key proposals fail to conform to the recognised official minimum standards.	There are no statutory national open space standards. PPG17 sets out that local authorities should develop local standards which are derived using local information. This is the approach the SPD has taken.
		General	The appropriate criteria for identifying deficiencies in open space are set out in the Mayor's London Plan and accompanying 'Guide to preparing open space strategies – best practice guidance of the London Plan', and it is these that should be adopted by Haringey (LBH Open Space Strategy Action Plan Nov. 2005).	Open Space deficiencies identified in the UDP and in the SPD are based on the GLA parks hierarchy. Small Local Parks provide a recognised form of public open space provision, in particular given the Haringey context (densely populated urban area) these spaces provide a valuable open space resource that can't be dismissed. As such deficiencies have been mapped including these small local parks. The GLA Guide to Preparing Open Space Strategies, provides advice to Boroughs on how deficiencies can be identified, it doesn't specifically preclude the approach that has been adopted in the SPD.
		Table 2.1	The draft standards used in the Table are not the officially recognised minimum standards (GLA guidelines) and they therefore require amendment. For example:	They are local standards responding to local needs and circumstance.
		Table 2.1 Public Park	'1.65 hectares per 1,000 population' to be amended to read: '2.43 hectares per 1,000	The 2.43ha standard is NPFA standard, this is not based on an assessment of local need. 1.65ha reflects the Council's assessment of

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
		Provision	<p>population'</p> <p><i>'All residents within the Borough should have access to a public open space or park within 400m from home'</i> to be amended to read <i>'All residents within the Borough should have access to a local park within 400m from home, and a small open space less than 280m from home.'</i></p>	<p>local need and therefore is consistent with PPG17</p> <p>The standard as worded reflects the fact that public parks of different types/sizes can play a role in meeting people's needs for public open space provision, 400m catchment reflects a reasonable level of accessibility to a public open space. It is important not to read the standards in isolation, as its important that quality of open space and the range of facilities provided is considered.</p>
		Open Space Deficiency Map	<p>An amended open space deficiency map is submitted based on the criteria set out in the London Plan Table 3D.1. The map is simply and entirely the Atkins Open Space Study 2003 map 4.2</p> <p>'Pedestrian Accessibility: Local parks, incorporating the larger parks as set out in the Atkins Open Space Study 2003 map 4.3</p> <p>Accessibility to District Metropolitan and Regional Parks. The Amended Map should take precedence in planning terms over any other created by the Council.</p>	<p>See above response regarding open space deficiency</p>
		Table 2.1 Children's Play Provision	<p>'3 sq.m. of play space per child' should be amended to read: '6sq.m. of play space per person'.</p>	<p>There is no justification for amending the standard to 6sqm. 3 sqm is considered to represent a reasonable level of provision, given that existing provision would mean that the projected child population by 2016 would result</p>

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
				<p>in 1.29sqm per child, while setting a standard of 6sqm per child would require somewhere in the region of 470 new children's play areas, which would appear to be unrealistic expectation for the borough. The point of setting local standards is so that realistic and achievable standards are set</p>
			<p><i>'Doorstep Playable Space at least 100sq.m. in size within 100m of home'</i> to be amended to read: <i>'Doorstep Playable Space at least 100 sq.m. in size within 80m of home.'</i></p>	<p>The distance thresholds are considered to represent acceptable minimum distances for different age groups as set out in the GLA draft SPG on Benchmark Standards for Play and Informal Recreation.</p>
			<p><i>'Local Playable Space at least 300 sq.m. in size within 400m of home'</i> to be amended to read: <i>'Local Playable Space at least 300sq.m. in size within 300m of home.'</i></p>	<p>See Above Response</p>
			<p><i>'Neighbourhood Playable Space at least 500 sq.m. in size within 1000 m of home'</i> to be amended to read: <i>'Neighbourhood Playable Space at least 1000 sq.m. in size within 1000m of home.'</i></p>	<p>See above response</p>
	Standards for Children's Play Provision pg. B-4		<p>This provision should be amended to incorporate the above.</p>	<p>Figure B4 reflects the GLA approach.</p>

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
		Playing Pitches - Standard	'0.57 ha per 1,000' to be amended to read: ' 1.68-1.8 ha per 1,000'	The 0.57ha standard reflects the level of provision required to meet pitch requirements in 2016, taking into account the predicted level of teams playing in the borough at the time, future population and allowing for a 15% strategic reserve in the level of pitches provided. This approach is consistent with Sport England advice. No justification as to why this approach should be abandoned in favour of the suggested 1.68-1.8ha per 1000 is provided.
			'All residents should have access to playing pitches within 400m of home' to be amended to read: <i>All residents should have access to outdoor sports pitches within Haringey should be that "All households should be no more than 280m from an outdoor sports pitch in secured public use.'</i> 280m is also quoted in the Sustainability Appraisal report (Table 3.3).	The 400m catchment is a reflection of the likely patterns of use of sports pitches. Sports participants frequently travel by car to sports pitches and often are prepared to travel greater distances to a good quality pitch. It is therefore considered reasonable to set a standard of 400m for this type of provision.
		Natural and Semi Natural Greenspace - Standard	'All residents should have access to an area of a Site of Importance for Nature Conservation of either borough or Metropolitan Importance within 500m from home' to be amended to ' <i>...within 280m from home.'</i> Open Space Strategy para. 3.28 recognises GLA standard of 280 metres.	The GLA recommends that the area of deficiency of natural greenspace is one that is further than 1km from a site of Borough Importance Grade 1 or 2, or site of Metropolitan Importance, but that a distance of 500m is recommended for more detailed consideration. The approach is therefore consistent with GLA advice. In addition no justification as to why a 280m catchment should be used is provided.

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
		Allotments - Standard	<i>'All residents should have access to an area of allotment within 800m of home'</i> to be amended to: <i>'All residents should have access to a substantial area of allotment (>0.8ha) within 800m of home'</i> , which is in accordance with former UDP 1998 (UDP 2006 contains no such figure).	The SPD reflects current UDP policy, and therefore former UDP policy is irrelevant to this SPD. For certain types of provision it is desirable to set a minimum acceptable size for provision. However in this case it is considered that allotment provision should be driven by the opportunities that arise and therefore setting a minimum size of allotment is not considered appropriate.
		General	Should any of the above be accepted other text changes through the strategy will be required.	Not applicable.
		Table 2.8 – Thresholds for On-Site Provision	<i>'Public Park Small Local Park'</i> amend the threshold from <i>'100 dwellings'</i> to <i>'20 dwellings'</i> .	The thresholds are set at a level which takes account of minimum residential densities and the likely minimum suitable size for a given type of open space. Therefore reducing the thresholds to such low figures suggested, would be unachievable given the size of sites that are likely to come forward
			<i>'Children's Playable Space'</i> amend the threshold from <i>'30 dwellings'</i> to <i>'5 dwellings'</i> .	See above response
			<i>'Playing Pitch Provision'</i> amend the threshold from <i>'600 dwellings'</i> to <i>'100 dwellings'</i> .	See above response
			<i>'Natural and semi-natural greenspace'</i> amend the threshold from <i>'60 dwellings'</i> to <i>'30 dwellings'</i> .	See above response

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
			For 'allotments' amend the threshold from '200 dwellings' to '100 dwellings'.	See above response
			The above amendments are to ensure that development benefits immediate neighbourhoods, avoids neighbourhood fragmentation, and aids community cohesion.	See above response
		Para. 2.38	Typing error: '...a two bed dwelling...' to be amended to read: '...a one bed dwelling...' (in conformity with Table 2.5)	Noted and will correct
		Para. 4.2 - SA	Refutes claim that National Playing Field Association Standards are not applicable to London but rather supports the GLA guidance whereby just one of the standards may be unattainable but it can still be used.	See previous responses on NPFA standard
		Appendix 4, page 4, second row - SA	Does not agree with the statement that the SPD reflects a more accurate representation of open space deficiency in Haringey and considers that the GLA guidance is accurate and should be used – 'flimsy and incoherent argument'	See previous response regarding identification of deficiencies.
005	Haringey Allotments Forum (Appendix 1 to			

Ref	Contact Name/ Organisation the above submission)	Section / para	Summary of comment	Council response
		Table 2.1 Allotment provision	Recognise that two standards are reasonable to aim for but it is important that both are applied when calculating whether an area is deficient in allotment provision.	Both standards are applied, if a development site is within a site of access deficiency on site provision or a contribution is required, if a site is within a ward of quantitative deficiency a contribution will be required (see Table 2.7)
		Table 2.7, pg. 15	The eligibility criteria should be amended so that if the answer is 'yes' to either of the tests, the area is recognised as being an area of deficiency and a developer required to provide space for allotments and/or make a financial contribution as appropriate. Chart C-2 should be amended to reflect this, and the word three should be deleted from the criteria listed there.	This is the approach that is set out in Table 2.7. Not clear what is meant by Chart C-2 there is not a chart C-2.
			Non Council allotment sites has been included in the calculation of deficiency of allotment provision, these should be formally designated as allotments to ensure their future use as such.	These are already designated as allotments.
	SA		No mention of the role of allotments in improving sustainability in Haringey, these should be included in the final version of the report.	The role of allotments in improving sustainability is set out in the UDP and does not need to be repeated here.

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
006	David Warren (submitted late 30/01/08)	Table 2.1	<p>Concerned about the way that the standards have been used in preparing the maps and figures.</p> <p>In the table the majority of the standards are expressed in the form "all residents should have access to xxx within yyy metres of home". The definition of measuring this distance is not given and it appears from the maps that it is 'as the crow flies', therefore it does not take into account physical barriers to access e.g. railway line.</p> <p>However, the Indoor Sports Halls and Swimming Pools map shows that the measurement has changed to 'within 20 minutes walk of home.'</p> <p>The interpretation of the standards in compiling the maps is questioned with regard to 'access for all' as this implies that all of the open space within the Borough are DDA² compliant. Parkland Walk and Queens Way are examples of open spaces where all residents would not have access as steps</p>	<p>This has not been elaborated on. The Council are confident in the way that the maps and figures have been produced.</p> <p>The distance threshold is measured as the crow flies (consistent with UDP). Where there are particular issues with severance due to physical barriers, it may be appropriate for the Council to argue the area is deficient in accessibility, this should be assessed on a case by case basis. The SPD will be amended to add a reference to this in the text.</p> <p>Will add reference to a distance threshold in the standard, so not just a walking time.</p> <p>Deficiencies are based on whether an open space is publicly accessible i.e. publicly owned or has de facto public access. It would be incorrect to remove the open space from the accessibility on the basis of it not currently being DDA compliant, as this would misrepresent the fact that the public can use the site.</p>

² Disability Discrimination Act

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
			are the only way, and paths are in disrepair.	
			‘Access’ to open space should refer to the gate entrances rather than being measured from the boundaries as residents can only get access within standard distances if they scale fences and enter private gardens. The same technique has been used for playing pitches and is even more extreme as the pitch is not always adjacent to the boundary e.g. pitch in Alexandra Park where standard distance is measured from boundary and pitch is not near the boundary.	See previous response regarding as crow flies measurements.
		Maps	Detail in the maps has not been checked e.g. enclosed water reservoirs and school pitches are identified as ‘public’.	The Council is confident that the maps accurately reflect the correct typology and ownership of spaces.
			Detail in maps has not been checked with Figures B.1 and B.2 showing inconsistent open spaces and B.2 illustrating the main railway lines as above average open spaces.	B1 shows areas of public open space deficiency, whereas B2 shows areas of public open space deficiency, and shows all other open space, along with the quality of each open space as assessed by Atkins in the 2003 Assessment. This is not inconsistent as the purpose of the maps is to show different aspects of open space provision.
			Table B.1 column headings are wrong and there is no explanation	Table headings will be amended and Asterix reference needs to be inserted.

Ref	Contact Name/ Organisation	Section / para	Summary of comment	Council response
			for the asterix.	

This page is intentionally left blank

Haringey Open Space & Recreation Standards SPD

Final

March 2008

CONTENTS

1. DRAFT SUPPLEMENTARY PLANNING DOCUMENT	1-1
Introduction	1-1
Policy Background	1-1
Types of Provision	1-6
Applying the Policies	1-9
Return of Unspent Contributions	1-19

List of Tables

Table 1.1 - Open Space Standards in Haringey	1-5
Table 1.2 - GLA Parks Hierarchy	1-6
Table 1.3 – Step-by-Step Process for Calculating Open Space, Sport and Recreation Contributions	1-10
Table 1.4 - Types of Residential Accommodation and Demand for Open Space	1-11
Table 1.5 - Average Household Occupancy (Haringey)	1-12
Table 1.6 – Child Yield by dwelling size	1-13
Table 1.7 - Eligibility Criteria - Principal Settlements	1-14
Table 1.8 - Thresholds for Off-Site Provision	1-16
Table 1.9 - Open Space and Recreation Contributions	1-18
Table 1.10 - Maintenance Contribution for Open Space, Sport and Recreation in Haringey	1-19

1. DRAFT SUPPLEMENTARY PLANNING DOCUMENT

INTRODUCTION

- 1.1 The provision of public open space and facilities for sport and recreation underpins people's quality of life. The Council views such provision as important to individual's health and wellbeing, and to the promotion of sustainable communities. Where new development occurs it is important that sufficient open space, sport and recreation provision is made to make the proposals acceptable in land use planning terms.
- 1.2 This Guidance Note sets out the Council's approach to the provision of open space, sport and recreation in conjunction with new development. This note details how the Development Plan policies for these topics will be implemented, and should be read in conjunction with the Haringey UDP and other relevant planning guidance published by the Council.
- 1.3 This Guidance has been prepared to give developers and the public up-to-date information on developer contributions which are reasonably related in scale and kind to development proposals. It has been prepared, and will be operated, in accordance with national and regional planning guidance. The scales of contributions, and other relevant matters, will be index linked to inflation and updated annually.
- 1.4 This Guidance replaces the existing supplementary guidance in SPG10a: Negotiation, Management and Monitoring of Planning Obligations and draft SPG10d: Planning Obligations and Open Space. The proposed approach reflects advice in national planning policy guidance (PPG17, PPS12), current best practice and the recent changes to the planning system.

POLICY BACKGROUND

- 1.5 PPG 17 (2002) sets out Government policy on open space, sport and recreation in conjunction with new development. It states; '...Local authorities should ensure that provision is made for local sports and recreation facilities (either through an increase in the number of facilities or through improvements to existing facilities) where planning permission is granted for new development (especially housing). Planning obligations should be used, where appropriate, to seek increased provision of open spaces and local sports and recreational facilities, and the

enhancement of existing facilities' (para 23). The Guidance states: '...Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs' (para 33).

Circular 05/2005 Planning Obligations

- 1.6 Government advice on Planning Obligations is set out in Circular 05/2005 *Planning Obligations*. Planning obligations are agreements between local planning authorities and persons with an interest in a piece of land and 'intended to make acceptable development which would otherwise be unacceptable in planning terms' (Para B3). Planning obligations can be used in three ways; to prescribe the nature of development; to secure a contribution to compensate for loss or damage created by a development; or to mitigate a development's impact.
- 1.7 In accordance with Circular 05/2005 the Council will only seek to secure open space, sport and recreation which meet the five policy tests:
- is relevant to planning;
 - necessary to make the proposed development acceptable in planning terms;
 - directly related to the proposed development;
 - fairly and reasonably related in scale and kind to the proposed development; and
 - reasonable in all other respects.
- 1.8 It is important to note that 'necessary' extends well beyond what is physically needed to make the development go ahead it includes the broader issues of planning policy, an obligation that is considered to be 'necessary' is something that would bring the development in line with objectives of sustainable development.
- 1.9 Obligations must be so directly related to proposed developments that the development ought not be permitted without them. This means that there should be a functional or geographical link between the development and the item provided.

Haringey Open Space & Recreation Standards SPD

- 1.10 The test of fairness and reasonable scale is in place to ensure that planning obligations should not be solely used to resolve existing deficiencies in infrastructure provision.
- 1.11 The circular sets out that contributions may either be in kind or in the form of a financial contribution. Planning obligations may be used to provide for future maintenance but where an asset is intended for public use local authorities should only be allowed to claim maintenance payments from developers for a limited period.
- 1.12 The circular provides guidance on pooled contributions in order that the combined impact of a number of developments can be secured in an equitable way. The use of standard formulae and charges to aid quicker resolution of negotiations and greater certainty for developers is also encouraged.

Local Development Framework (LDF) Policies

- 1.13 The Council's Local Development Scheme (LDS) March 2007 identifies the Development Plan Documents (DPD) that will form part of the Council LDF. The Council's LDF will be formed of policies of the London Plan and saved policies within the Council's adopted UDP.

The London Plan

- 1.14 The London Plan includes various policies on open space these include:
- Policy 3D.8 which sets out an assumption that new development should incorporate appropriate open space provision;
 - Policy 3D.12 which requires Boroughs to prepare open space strategies; and
 - Policy 3D.13 which identifies that Boroughs should produce strategies on play and informal recreation.

The Haringey UDP (July 2006)

- 1.15 The Adopted Haringey UDP includes several policies relating to the protection and improvement of open space, sport and recreation provision in the Borough:
- OS15: Open Space Deficiency and New Developments – New developments in areas of open space deficiency will be expected to provide an appropriate area of open space, or improve accessibility or quality of nearby open space;

Haringey Open Space & Recreation Standards SPD

- OS11 Biodiversity – All development should respect biodiversity, and ensure that opportunities to enhance biodiversity are taken, in particular in areas deficient in accessible natural green space.
- OS12: Allotments – Council seeks to protect allotments. Where allotments are surplus to demand, other open space uses will be considered first before alternative land uses are considered;
- OS13: Playing Fields – Development of playing fields will only be allowed where the playing field is surplus to requirements, the site is not in an open space deficiency area, if access to existing open space nearby can be improved or following the approach in Diagram 1 of Chapter 3 PPG17 companion guide development would be acceptable.

Local Needs and Opportunities

1.16 In line with PPG 17 *Open Space, Sport and Recreation*, and the accompanying Good Practice Guide *Assessing Needs and Opportunities*, the Council has carried out a range of studies to assess local needs for Open Space Sport and Recreation. These include:

- Haringey Open Space and Sports Assessment (2003);
- Open Space Strategy (2005); and
- Children’s Playing Space Audit (2006)

Open Space and Recreation Standards

1.17 The Adopted Haringey UDP doesn’t define specific open space or recreation standards. In order to implement the UDP policies and secure sufficient provision of open space and recreation facilities in new development the Council commissioned Atkins in to develop local open space and recreation standards based on the work previously carried out by the Council.

1.18 The approach to developing standards considers open space requirements in the Borough up to 2016 (the UDP end date) and takes into account Government planning policy guidance and best practice in deriving locally standards which reflect local needs. The approach considers the different types of open space separately.

1.19 The Council’s updated standards for Open Space, Sport & Recreation are given in Table 2.1. These standards support policies OS11, OS12, OS13, and OS15 in the

Haringey Open Space & Recreation Standards SPD

UDP and for development control purposes these are the standards that will be applied when assessing proposed developments.

Table 1.1 - Open Space Standards in Haringey

Type of open space/provision	Standard
	1.65 ha per 1,000 population
Public Park provision	<p>All residents within the Borough should have access to a public open space or park within 400m from home.</p> <p>All residents within the Borough should have access to a Metropolitan Park within 3.2km from home.</p> <p>All residents within the Borough should have access to a District park within 1.2km from home.</p> <p>Public parks within the Borough should meet the Green Flag 'good' quality standard.</p>
Children's Play provision	<p>3sqm of play space per child</p> <p>All residents should have access to areas of formal and informal children's play provision including:</p> <p>Doorstep Playable Space at least 100 sq.m in size within 100m of home</p> <p>Local Playable Space at least 300 sq.m in size within 400m of home</p> <p>Neighbourhood Playable Space at least 500 sq.m in size within 1000m of home.</p> <p>Play areas should be of the minimum sizes identified above and should provide the appropriate facilities (see Appendix B).</p>
Playing Pitches	<p>0.57 ha per 1,000</p> <p>All residents should have access to playing pitches within 400m of home.</p>
Tennis Courts	<p>95sqm of tennis court space per 1,000</p> <p>All households should have access to tennis courts within 15 minutes walk, this is equivalent to a 1.2km catchment</p> <p>Provision of new courts should be all weather courts rather than hard surface courts.</p>
Natural and Semi-natural Greenspace	<p>1.82 ha of SINC per 1000</p> <p>All residents should have access to an area of a Site of Importance for Nature Conservation of either Borough or Metropolitan Importance within 500m from home.</p>
Allotments	<p>0.24 ha of allotment space per 1,000</p> <p>All residents should have access to an area of allotment within 800m from home.</p>
Amenity Greenspace	Needs to be determined on a site by site basis
Indoor Sports Hall	57 sqm per 1000

Haringey Open Space & Recreation Standards SPD

	All residents within the Borough should have access to sports halls within 20 minute walk of home, this is equivalent to a 1.6km catchment
	9.06sqm per 1000
Swimming pool	All residents within the Borough should have access to swimming pool within 20 minute walk of home, this is equivalent to a 1.6km catchment

TYPES OF PROVISION**Public Park Provision**

- 1.20 Public park provision comprises formal and informal areas of open space which are publicly accessible and cater primarily for recreation including active and passive recreation. Parks in some cases may also accommodate children's play space and facilities for outdoor pitch sports. The open space assessment identifies a hierarchy of six types public park provision (refer to Table 2.2).
- 1.21 The open space hierarchy describes the typical range of facilities available at each park type and identifies the typical size and catchment area of each park type. The hierarchy was informed by a comprehensive appraisal of open spaces in the Borough and a residents survey which identified usage patterns. The public parks standard incorporates the needs associated with outdoor sports which are predominantly park based including tennis courts and bowling greens.

Children's Play Space

- 1.22 This comprises equipped children's playspace and casual playspace. For children aged under 5 years provision should be made for *Doorstep Playable Space* within a catchment of 100 metres of dwellings and with a minimum size of 100 sq.m. For young persons aged 0 -11 years, *Local Playable Space* should be provided within a catchment of 400 metres. For children of all ages *Neighbourhood Playable Space* should be provided within 1000 metres of dwellings and should have a minimum area of 500 sq.m. Multi-use games areas (MUGAS) may be incorporated within neighbourhood spaces. In addition casual playspace in the form of 'kickabout areas', for use by children and adults, may be required (see Appendix B). Provision of children's play space can be integrated within other types of open space provision particularly public park provision and amenity space provision. For these spaces contributions will still be required for establishing provision within existing spaces.

Table 1.2 - GLA Parks Hierarchy

Haringey Open Space & Recreation Standards SPD

Open Space Categorisation	Typical Size of Open Space and Distance from Home	Characteristics
Regional Parks and Open Spaces (Linked Metropolitan Open Land and Green Belt corridors) Weekend and occasional visits by car or public transport	400 hectares 3.2-8 km	Large areas and corridors of natural heathland, downland, commons, woodland and parkland also including areas not publicly accessible but which contribute to the overall environmental amenity. Primarily providing for informal recreation with some non-intensive active recreation uses. Car parking at key locations.
Metropolitan Parks Weekend and occasional visits by car and public transport	60 ha 3.2 km or more where the park is appreciably larger	Either i) natural heathland, downland, commons, woodland etc, or ii) formal parks providing for both active and passive recreation. May contain playing fields, but at least 40 hectares for other pursuits. Adequate car parking.
District Park Weekend and occasional visits by foot, cycle, car and short bus trips	20 ha 1.2 km	Landscape setting with a variety of natural features providing for a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups, and informal recreation pursuits. Should provide some car parking
Local Parks Pedestrian visits	2 ha 0.4 km	Providing for court games, children's play spaces or other areas of a specialist nature, including nature conservation areas.
Small Local Parks and Open Spaces Pedestrian visits especially by children, particularly valuable in high density areas	Under 2 ha Less than 0.4km	Gardens, sitting-out areas, children's play spaces or other areas of a specialist nature, including nature and conservation areas.
Linear Open Spaces Pedestrian visits	Variable Where feasible	The Lea, canals, other waterways and associated open spaces and towpaths; paths; disused railways; nature conservation areas; and other routes which provide opportunities for informal recreation. Often characterised by features or attractive areas which are not fully accessible to the public but contribute to the enjoyment of the space.

Playing Pitches

- 1.23 This includes provision for playing pitches and other outdoor facilities. Playing pitches include grass, artificial and synthetic surfaces for team sports at junior and

Haringey Open Space & Recreation Standards SPD

senior level. Space for changing facilities and dedicated car parking are also included within the standard.

Tennis Courts

- 1.24 This includes courts used for tennis courts on either a grass or all weather surface.

Natural and Semi-natural Greenspace

- 1.25 Natural and semi natural greenspace includes woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. downland, meadow), heath or moor, wetlands (e.g. marsh, fen), open and running water, wastelands (including disturbed ground), bare rock habitats (e.g. cliffs, quarries, pits).
- 1.26 Natural and semi-natural greenspace areas can represent open spaces which perform primarily a natural and semi-natural greenspace function and may also have ecological value. However, other types of open space provision such as public parks may also represent areas of natural and semi-natural greenspace.

Allotments

- 1.27 Open spaces where the primary use is allotment gardening or community farming.

Amenity space

- 1.28 This category would include green spaces in and around housing areas and landscaped areas. It may also include 'linking' open spaces, such as green corridors if these do not represent natural and semi-natural greenspaces.

Built Facilities including sports halls and swimming pools

- 1.29 These include indoor sports halls and leisure centres, swimming pools and associated facilities. The main need is to widen access to facilities not in secure public use and to upgrade and refurbish existing facilities.

General Considerations

- 1.30 In providing new open space the design of open space should take into account the needs of all sections of the community, and should ensure that the specific needs of particular groups are catered for including the elderly, wheelchair users, ethnic minorities and children.

- 1.31 Open spaces should be designed to enhance safety and security of users, parks and buildings within parks should have crime 'designed out' by including features such as appropriate natural surveillance. Further guidance on Design is provided in the SPG1a Design Guidance (2006).

APPLYING THE POLICIES

- 1.32 The process for considering planning obligations relating to new residential units which will be adopted by the Council is outlined in Table 2.3. It is important that developers enter into discussion with the Council as early as possible in the development process in order to determine the likely Open Space, Sport and Recreation requirements of their scheme. Applicants should also include sufficient detail in their applications for the proper assessment of the open space requirement by the Council. Any delay in talking to the Council about likely Open Space, Sport and Recreation requirements may result in a delay in determining any application. The process outlined here is in accord with Government guidance in PPG 17, the accompanying *Good Practice Guide* (2002) and Circular 05/05.
- 1.33 In certain cases the Council may seek open space contributions in relation to employment related development. The appropriate contribution will reflect the scale and type of development and the extent to which the workforce would be drawn from within the Borough. The range of contributions which may be sought may include amenity greenspace, public park provision, natural and semi-natural greenspace and contributions towards indoor sports provision.

Table 1.3 – Step-by-Step Process for Calculating Open Space, Sport and Recreation Contributions

STEP 1 Determine if the type of development proposed generates a demand for any of the categories of Open Space, Sport and Recreation Space (**See Table 2.4**)

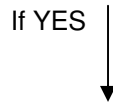


STEP 2 Calculate the relevant Open Space, Sport and Recreation Requirements

Public Parks	Children's play provision	Playing pitches	Natural & Semi-natural Greenspace	Allotments	Built Facilities
--------------	---------------------------	-----------------	-----------------------------------	------------	------------------



STEP 3 Assess how far demand creates a quantitative deficit or qualitative shortfall, in any of the above forms of Open Space, Sport and Recreation space (**See Table 2.6**)



STEP 4 Decide whether provision should be made on-site or off-site



STEP 5 If NO, calculate scale of development contribution (**See Table 2.8**)

If YES, provide on-site (N.B some provision may be on site whilst others are off site)



STEP 6 Secure maintenance through commuted sum payment where relevant

Step 1: Eligibility of dwellings and open space requirements.

- 1.34 The Council's open space standards will be applied where new residential development leads to a net gain in residential units. The Open space, Sport and Recreation needs generated will depend on the type of development being considered. Table 2.4 gives details of the needs for Open Space, Sport and Recreation space that may be generated by different types of development. For example, contributions for each of the categories may be collected for open market housing. Small extensions to existing dwellings will not be asked to contribute, and homes for the elderly will not be asked to contribute to the provision or upgrading of children's playspace.

Table 1.4 - Types of Residential Accommodation and Demand for Open Space

	Public Parks	Children's play provision	Playing pitches	Natural & Semi-natural Greenspace	Allotments	Built facilities
Open market housing	✓	✓	✓	✓	✓	✓
Affordable housing	✓	✓	✓	✓	✓	✓
Flats	✓	✓	✓	✓	✓	✓
Active elderly	✓	✗	✗	✓	✓	✓
Less active elderly	✓	✗	✗	✓	✗	✗
Commercial Development	✓	✗	✗	✓	✗	✓

1. Although extensions may add to demand for OS, it is not considered administratively cost efficient to collect contributions for them.
2. The following forms of development will not be subject to the policy; replacement dwellings, nursing homes and substitution house types.
3. Contributions at the normal rate will be sought in relation to replacement dwellings where three or more additional bedrooms are proposed.

Outline Applications

- 1.35 Outline planning approvals will be subject to a condition and/or planning obligation reserving details of open space requirements to the detailed planning application stage. Applications to amend previously permitted schemes will also be subject to assessment for open space purposes if additional qualifying residential units are contained in the revised application. Proposals to renew or extend the time limit of an existing permission will also be assessed for open space purposes under this supplementary planning document.

Commercial Development

- 1.36 For major commercial developments (Office or industrial development over 1000sqm or site of 1ha or above) the Council will negotiate an appropriate level of on site amenity greenspace. There may also be a need to provide a contribution towards those types of open space and recreation provision identified in Table 2.4.
- 1.37 In areas of open space deficiency the Council will consider whether the proposed level of employment is likely to exacerbate deficiencies. Where this is the case the Council will negotiate an appropriate level of off-site contribution, this will be calculated by applying the costs per person identified in Table 2.9.

Step 2: Calculating the open space requirements from a development.

- 1.38 If, having applied the principles in Table 2.4, a need for Open Space, Sport and Recreation space in association with the development has been established, then Step 2 should be carried out. This involves establishing:
- The total number of persons and number of children estimated to be occupying the development upon completion See Table 2.5 and Table 2.6.
 - Multiplying this by the level/area of Open Space, Sport and Recreation provision required per person.
- 1.39 Table 2.5 gives figures for total occupancy levels by size of dwelling. For example, a two bed dwelling is assumed to have occupancy of 1.3 persons. These figures are taken from the London Household Survey 2002 which included interviews of over 8,000 households across the City.

Table 1.5 - Average Household Occupancy (Haringey)

Dwelling Size	Ave Household Size (persons)
1 bedroom	1.3
2 bedroom	2.2
3 bedroom	2.8
4 bedroom	3.0
5 bedroom	4.1
6 bedroom	5.1
7 bedroom	3.0

Source: London Household Survey (2002)

Haringey Open Space & Recreation Standards SPD

- 1.40 The figures indicated for child yield are taken from the GLA Data Management and Analysis Group (DMAG) briefing on child yield. The table shows how many children can be expected in each housing unit based on the size and type of unit.

Table 1.6 – Child Yield by dwelling size

Dwelling Size	1 bed	2 bed	3 bed	4 bed	4+
Owner Occupied	0.01	0.11	0.42	0.98	0.22
Affordable	0.07	0.40	1.88	1.90	0.81

Source: DMAG Briefing 205/25

- 1.41 In order to establish the levels of open space provision per person, the amount of open space required is taken from the standards given in Table 2.1.
- 1.42 Residents of affordable housing schemes require open space at the same level of provision as those residents in open market housing, therefore affordable housing schemes will normally be expected to provide on site provision or off site contributions.

Step 3: Assessing whether there is an existing deficiency in provision within the catchment area of the site?

- 1.43 Step 3 involves assessing how far the demands from the new development will create a quantitative or qualitative deficit of Open Space, Sport and Recreation space in the relevant catchment area.
- 1.44 The catchment areas for the different open space categories are shown on maps appended to this SPD (refer to Appendix B). The distance thresholds shown on the map are measured 'as the crow flies', in some cases there may be issues of severance due to barriers such as roads or railways, which would mean that deficiencies are potentially greater than shown on maps in Appendix B. In these circumstances although a development maybe within the catchment of an open space the Council may identify that a deficiency exists due to barriers to access. Table 2.7 shows the eligibility criteria for assessing whether deficiencies exist.

*Haringey Open Space & Recreation Standards SPD***Table 1.7 - Eligibility Criteria**

Public Park Provision	<p>Is the scheme in one of areas identified with a deficiency of public park provision Figure B.1.</p> <p>Is existing public park provision within 400m of the site less than 1.65 ha/1000 (refer to Table B.1 for ward averages).</p> <p>Do any of the public open spaces within 400m from the edge of the scheme under perform in terms of their quality (are classified as “below average” in Figure B.2)</p>	<p>IF YES Contribution to new or upgraded facilities</p> <p>IF YES Contribution to new or upgraded facilities</p> <p>IF YES Contribution to upgraded facilities</p> <p>IF NO No Contribution to public park provision required</p>
Children’s Play Space	<p>Is the scheme in one of the areas identified with a deficiency in children’s play provision shown in Figure B.3, B.4 and B.5.</p> <p>Is existing children’s play provision within the ward less than 3sqm/chid refer to Table B.2 for ward averages).</p> <p>Is the scheme within the catchment of an existing Children’s Play area that has a low ranking for quality (shown on Figures B.3, B.4 and B.5).</p>	<p>IF YES Contribution to new or upgraded facilities (for each type of play provision that is deficient)</p> <p>IF YES Contribution required to upgrade existing facilities (calculated on the basis of cost of local playable space)</p> <p>IF YES Contribution required to upgrade</p> <p>IF NO No contribution required to upgrade existing facilities</p>
Natural or Semi	Is the scheme in one of the areas identified as deficient in provision of	IF YES Contribution to on or off site

Haringey Open Space & Recreation Standards SPD

Natural Green Space	<p>natural or semi natural greenspace shown on Figure B.6.</p> <p>Is existing provision within the ward less than 1.82ha/1000 (refer to Table B.3 for ward averages).</p>	facility.
Allotment Provision	<p>Is the scheme in one of the areas identified as deficient in provision of allotment space shown on Figure B.7.</p> <p>Is existing allotment provision within the ward less than 0.24ha/1000 (refer to Table B.4 for ward averages).</p>	<p>IF YES</p> <p>Contribution to on or off site facility.</p> <p>IF YES</p> <p>Make contribution to improve quality of nearby allotment provision.</p> <p>IF NO</p> <p>No contribution required to upgrade existing facilities</p>
Playing pitch provision	<p>Is scheme in one of the areas identified as deficient in playing pitch provision shown in Figure B.8</p> <p>Is existing playing pitch provision within the ward in secure community use within less than 0.57 ha/1000 (refer to Table B.5 for ward averages).</p>	<p>IF YES</p> <p>Contribution to new or upgraded facilities</p> <p>IF YES</p> <p>Contribution to new or upgraded facilities</p>
Tennis Courts	Is the scheme within a ward that is below the quantity standard of 95sqm/1000 (refer to Table B.6)	<p>IF YES</p> <p>Contribution to upgrade of court within 1.2km of the site.</p>
Amenity greenspace	Amount dependant on site characteristics.	It is expected that a design-led approach will be taken to the planning and siting of amenity greenspace. The Council will also consider the proposed garden sizes and the type and size of the public spaces when considering the appropriate level of amenity space provision.

Haringey Open Space & Recreation Standards SPD

Built Facilities	Is the scheme in one of the areas deficient in access to either swimming pools and sports halls as shown on Figure B.9 or B.10.	IF YES Contribution normally required for refurbishing or upgrading built facilities (Sports halls & community halls)
------------------	---	--

- 1.45 If, having consulted Appendix B, it is concluded that the proposals create or exacerbate a deficit in any of the open space categories, then Step 4 must be followed. This involves deciding whether provision should be on-site or off site.

Step 4: Determining Whether Provision Should be Made On or Off Site

- 1.46 The Council is also keen to increase the quality and functionality of existing open spaces where the additional needs generated are not sufficient to merit on site provision. In the case of small sites it will be unrealistic and uneconomic to provide and maintain Open Space, Sport and Recreation Space on site. In this situation the Council will normally require applicants to make provision in an agreed alternative location, or to make a financial contribution for provision in line with its local strategies.
- 1.47 The indicative cut-off points for on site/off site provision are given below. They reflect conditions in Haringey and take into account the Borough household occupancy figure of 2.3 persons per household. Off site provision will normally be required for schemes below the thresholds in Table 2.8. In some cases a mixture of on and off site provision may be required. A lower threshold for on site provision may be appropriate where potential exists for opportunity led proposals to introduce open space provision which reflect the character, topography or environmental constraints of the site.

Table 1.8 - Thresholds for Off-Site Provision

Facility Type	Threshold
Built Facilities	Off Site provision unless identified in other LDF document
Public Park Local Park	200 dwellings
Public Park Small Local Park	100 dwellings
Children's Play Space	Doorstep Playable Space – 30 dwellings Local Playable Space – 100 dwellings Neighbourhood playable Space – 150 dwellings

Haringey Open Space & Recreation Standards SPD

Playing pitch provision	600 dwellings
Tennis Courts	Off site provision (upgrade of existing facilities)
Natural and semi-natural greenspace	60 dwellings
Allotments	200 dwellings
Amenity Greenspace	Site level negotiation

- 1.48 The provision of informal open space will depend on site specific features and requirements. In a number of instances, concept statements, outlined in Local Development Documents will list site level requirements. Applicants are asked to consult the Council’s development control staff at an early stage to discuss these requirements. Contributions towards new provision and the refurbishment of existing built facilities will normally be required in relation to new development in the Borough.

Step 5: Estimating the level of commuted sum payments for off site provision

- 1.49 Where schemes are below the thresholds outlined in Table 2.8, then Step 5 must be undertaken; In this case financial contributions will be sought towards securing provision nearby. These contributions will be based on the average costs per square metre of provision taken from research by the Council based on recent Open Space Sport and Recreation provision within Haringey and other best practice. Current estimates of such costs are found in Table 2.9. They are based on the costs of site preparation, drainage, equipment, special surfaces, landscaping and other identified costs associated with each type of provision. These costs have been calculated at 2007 prices and will be reviewed annually.
- 1.50 The Council will allow some flexibility in the application of the developer contributions framework where no appropriate sites exist within the catchment area to meet the additional needs generated by the development. The Council will agree with the developer how equivalent open space, sport and recreational benefits can be secured.

*Haringey Open Space & Recreation Standards SPD***Table 1.9 - Open Space and Recreation Contributions**

Provision Type*	POS standard (Sq m per person)	Provision cost (£ per Sq m)	Contribution cost (£ per person)
Public Park Provision (District or Metropolitan Park) ³	16.5	43.22	713.13
Public Park provision (Local Park) ¹	16.5	46.22	762.63
Public Park provision (Linear or Small Local Park) ¹	16.5	48.04	792.66
Children's Play Space – Doorstep Playable Space	3	315.4	946.20
Children's Play Space – Local Playable Space	3	199.48	598.44
Children's Play Space – Neighbourhood Playable Space	3	301.28	903.84
Playing Pitch Provision ²	5.7	16.55	94.34
Tennis Courts	0.095	61.69	5.86
Natural and Semi-natural Greenspace	18.2	16.42	298.84
Allotments	2.4	32.26	77.42
Swimming Pools	0.009	6,580	59.22
Sports Halls	0.057	4,304	245.34

Notes:

1 Excludes children's play areas.

2. Cost excludes changing facilities and car parking.

3 Costs exclude children's play areas.

* All Costs exclude site clearance or major earthworks, Contingencies (min 10%), Preliminaries (min 5%), Engineering testing/checking for lighting, drainage and children's play equipment. All costs assume topsoil has to be imported for all items. Assumes drainage connections to main system are available locally.

- 1.51 Any contributions for built facilities would need to be added to this requirement. Assuming these figures, a 3 bed house, if contributions were needed for all the open space categories in Table 2.9 would contribute £6,186.50 and a one bed flat £2872.30 (Assumes Small Local Park, Doorstep play space, Pitch Provision, Natural & Semi-natural Greenspace and Allotments). When calculating the costs for parks the Council will consider the most appropriate type of provision for the area and will calculate costs on the basis of the type of provision that is best suited to meeting the needs of the area with reference to the costs in Table 2.9.
- 1.52 A worked example of calculations for a housing scheme, using the above process, is found in Appendix E.
- 1.53 Arrangements for developer contributions and the payment of commuted sums for management (see below) will be secured by an agreement under Section 106 of the Town and Country Planning Act 1990. The agreement will set out the rights and responsibilities of each party, taking account of this SPD.

Step 6: Maintenance Through Commuted Sum Payment

- 1.54 In accord with Circular 05/2005, developers will be required to make provision for the maintenance of Open Space, Sport and Recreation space they supply and retain on or off site. Developers may make their own arrangements for the maintenance of Open Space, Sport and Recreation space, subject to obtaining the Council's written agreement. Where developers wish to transfer ownership and future management to the Council or other body, they will be required to maintain the open space for 12 months, or other reasonable period for 'establishment' (as defined in the PPG 17 *Good Practice Guide*), as determined by the Council.
- 1.55 A commuted maintenance payment, covering the cost of maintenance for a 20 year period, will be sought by the Council. The scale of contributions is given in Table 2.10. A worked example is found in Appendix F.

Table 1.10 - Maintenance Contribution for Open Space, Sport and Recreation in Haringey

Open Space Type	POS Standard (Sq. m per person)	Maintenance Contribution (£ per sq. m)	Contribution cost (£ per person)
Metropolitan or District Park	16.5	13.30	219.45
Public Park provision (Local Park)	16.5	11.10	183.15
Public Park provision (Linear or Small Local Park)	16.5	13.48	222.42
Children's Play Space – Doorstep	3	29.40	88.2
Children's Play Space – Local	3	19.60	58.8
Children's Play Space – Neighbourhood	3	33.91	101.73
Playing Pitch Provision	5.7	4.31	24.57
Natural and Semi-natural Greenspace	18.2	1.18	21.48
Allotments	2.4	2.56	6.14

*Assumes facilities provided with a larger open space

RETURN OF UNSPENT CONTRIBUTIONS

- 1.56 The Council will spend development contributions in accordance with the planning obligations, planning guidance, LDF policies and the Council's assessment of local need. In general, such action will include:
- Acquisition of land, facilities and/or equipment for Open Space, Sport and Recreation use;
 - Laying out of land for Open Space, Sport and Recreation use;

Haringey Open Space & Recreation Standards SPD

- In defined circumstances, the maintenance of land and facilities for Open Space, Sport and Recreation use; and
 - The up-grading of land, facilities and equipment for Open Space, Sport and Recreation.
- 1.57 The upgrading of land and facilities for open space could include measures that deal with improving various aspects of open space value such as recreational, cultural, educational, amenity, landscape, heritage and environmental value (including biodiversity), or improvements to access to open space by providing new pedestrian or cycle routes or access to public transport. The exact nature of qualitative improvements will be dependent on the Council's assessment of local need.
- 1.58 There is a presumption that the contribution collected will go towards the type of provision that is required within the locality of the development. This is deemed to be the ward that the development is within or the appropriate accessibility standard (which ever distance is greatest).
- 1.59 Contributions under the guidelines in this SPD will be placed in ring fenced accounts set up and maintained for the provision and maintenance of Open Space, Sport and Recreation space in Haringey. The accounts will be submitted to the appropriate Executive Body of the Council at regular intervals. If funds remain unspent after 5 years following the completion of the development, the Council will review whether they should be repaid to the applicant together with accrued interest or whether they are required to implement longer term strategies.

This page is intentionally left blank

Haringey Open Space and Recreational Standards Supplementary Planning Document (SPD)

Final Sustainability Appraisal Report

JOB NUMBER: 5052154			DOCUMENT REF: 5052154 Haringey Open Space SPD SAR Revised Final.doc			
2	Revised Final	GH	GH	CW	RA	28/03/08
1	Final	AE	GH	CW	RA	10/09/07
		Originated	Checked	Reviewed	Authorised	Date
Revision	Purpose Description	ATKINS				

Contents

<i>Section</i>	<i>Page</i>
Non-Technical Summary	iii
1. Introduction	1-1
Background	1-1
Requirement for Strategic Environmental Assessment	1-2
Requirement for Sustainability Appraisal	1-3
The SA Process	1-4
SA and Consultation	1-5
Purpose of the Sustainability Appraisal Report	1-6
2. Sustainability Appraisal Methodology	2-1
Meeting the Requirements of the SEA Directive	2-1
Appraisal Methodology	2-2
3. Developing the Sustainability Appraisal Framework	3-1
Other Relevant Plans, Programmes and policies	3-1
Results of Analysis	3-3
Baseline Information	3-8
Environmental	3-8
Social	3-14
Economic	3-24
Key Sustainability Issues	3-26
Sustainability Appraisal Framework	3-30
4. Strategic Options	4-1
5. Assessment of Significant Effects of the SPD	5-1
Introduction	5-1
SPD components	5-1
Assessment Assumptions and Rationale	5-2
Analysis of Results	5-4
6. Mitigation	6-1
General Mitigation Measures	6-1
Recommendations for Improvements to the SPD	5-5
Post Consultation Changes to the SPD	7-2
7. Monitoring	8-1
8. Conclusion	9-1
9. References	10-1

Sustainability Appraisal Report

Appendices	1
A. Scoping Report Consultation Comments	2
B. Sustainability Appraisal Report Consultation Comments	6
C. Baseline Data Tables	10
C. SPD Assessment Table	35

List of Tables

Table 1.1 - Consultation Timetable for the SPD and its Sustainability Appraisal	1-5
Table 2.1 - Schedule of SEA Requirements	2-1
Table 2.2 - Criteria for Assessing Significance of Effects	2-6
Table 3.1 - Relevant Plans and Programmes	3-2
Table 3.2 - Derivation of Key Sustainability Themes/Objectives	3-4
Table 3.3 – Key Sustainability Issues	3-27
Table 3.4 - SA Framework	3-31
Table 5.1 – Assessment Rationale	5-3

List of Figures

Figure 2.1 - Relationship between SA Stages and Tasks	2-3
Figure 3.1 - Nature Conservation Designations	3-11
Figure 3.2 - Open Space by Type	3-13
Figure 3.3 - Open Space Quality and Crime Hotspots	3-17
Figure 3.4 - Areas Deficient in Public Open Space	3-19
Figure 3.5 - Playing Pitch by Type	3-21
Figure 3.6 - Life expectancy in Haringey	3-23
Figure 3.7 - Deprivation in Haringey	3-25

Non-Technical Summary

Background

Sustainability Appraisal is a way of ensuring that all plans and programmes which relate to the development and use of land are compatible with the aims of sustainable development.

Sustainable development is about ensuring a better quality of life for everyone, now and in the future. Sustainability looks at balancing the competing range of social, environmental and economic objectives.

This report outlines the methodology and main findings of the Sustainability Appraisal of the Haringey Open Space and Recreational Standards Supplementary Planning Document (SPD). Its purpose is to inform the decision making process by highlighting the main effects of implementing the SPD.

Two teams of specialists at Atkins were commissioned by Haringey Borough Council in March 2007 to undertake the Sustainability Appraisal of the SPD and to produce the SPD itself. The Atkins sustainability team, working independently from the planning team responsible for the production of the SPD, undertook the sustainability appraisal for the production of the Sustainability Appraisal Report.

Sustainability Appraisal: Scoping Report

In April-May 2007, Atkins and Haringey Borough Council published the SPD Sustainability Appraisal Scoping Report for a five-week period of consultation. The purpose of the Scoping Report was to identify the main sustainability issues in the Haringey area and to establish a framework for the assessment of the SPD.

The Scoping Report included a review of other plans and programmes that may influence the SPD. It also contained a summary of the social, environmental and economic baseline conditions in the Haringey Area. The scoping information is included in this Sustainability Appraisal Report.

Sustainability Appraisal Process

A Sustainability Appraisal of the SPD was undertaken, with the findings reported in this Sustainability Appraisal Report. The SPD was assessed against the sustainability appraisal framework established through the preparation of the Scoping Report. The main social, environmental and economic implications of the SPD were recorded and reported here.

Sustainability Appraisal Report

The Sustainability Appraisal Report is a key output of the sustainability appraisal process, presenting information on the likely significant effects of the SPD. In summary, the likely significant positive effects include:

- ◆ Effect on promoting the enjoyment of the Borough's Open Spaces for recreation and amenity purposes by all sections of the community;
- ◆ Effect on improving the population's health through increase levels of physical activity; and

Sustainability Appraisal Report

- ◆ Effects on enhancing the attractiveness of the area to investment.

There are no likely significant negative effects predicted from the implementation of the SPD.

The Sustainability Appraisal Report made a series of recommendations to further improve the sustainability performance of the SPD. It is understood that these recommendations are now reflected in the SPD.

The draft Open Space and Recreational Standards SPD and the Sustainability Appraisal Report were the subject of public consultation between 29th November 2007 and 24th January 2008. Minor amendments were made to the SPD and Sustainability Appraisal Report as a result of public consultation which has strengthened the positive effects reported in the consultation SAR.

1. Introduction

BACKGROUND

- 1.1 The Haringey Open Space and Recreational Standards Supplementary Planning Document (SPD) has been produced by the London Borough of Haringey to support and elaborate on Haringey Unitary Development Plan (UDP) 'saved' policies on Open Space and also provide an approach to seeking contributions for Open Space from new developments.
- 1.2 Atkins Ltd was appointed by Haringey Council in March 2007 to develop local standards relating to each of the major types of open space and sports provision in the Borough and to develop a Supplementary Planning Document (SPD) to support policies OS11, OS12, OS13, and OS15 in Adopted Haringey UDP and associated Sustainability Appraisal.
- 1.3 The relevant UDP Policies which are to be supported are as follows:
- ◆ OS11 - all development should respect biodiversity, and ensure that opportunities to enhance biodiversity are taken, in particular in areas deficient in accessible natural green space.
 - ◆ OS12 - seek to protect allotments, where allotments are surplus to demand, other open space uses will be considered first before alternative land uses are considered.
 - ◆ OS13 - development of playing fields will only be allowed where the playing field is surplus to requirements, the site is not in an open space deficiency area, if access to existing open space nearby can be improved or following the approach in Diagram 1 of Chapter 3 PPG17 companion guide development would be acceptable.
 - ◆ OS15 - new development to provide either appropriate Open Space in relation to the nature of the development itself or improve accessibility or quality of nearby Open Space.
- 1.4 In addition, Haringey's Open Space Strategy (2005) sets 8 objectives to improve quality, range, usage and management of provision of Open Space. These are:
- ◆ To address deficiencies in Open Space provision across the Borough in order to improve opportunities for local people to access a variety of Open Space environments;
 - ◆ To create safe Open Space environments, which can be enjoyed by all sections of the community;
 - ◆ To involve the whole community: residents, public, private and voluntary organisations, in the preparation and implementation of individual park management plans in order to ensure that parks and Open Spaces contribute fully to the development of sustainable and cohesive local communities;
 - ◆ To develop the educational role of Open Space, particularly for young people, in order to promote greater knowledge and understanding of the importance of the natural environment;

Sustainability Appraisal Report

- ◆ To provide a range of opportunities and facilities for active and passive recreation which can contribute to improved mental and physical health and wellbeing;
- ◆ To manage and develop parks and Open Spaces in order to promote social inclusion and usage by all of Haringey's diverse communities;
- ◆ To develop and promote an increased range of opportunities for people to enjoy cultural experiences and activities; and
- ◆ To promote biodiversity and the conservation, protection and enrichment of species and habitats.

1.5 The focus of the strategy is on green space and includes the following:

- ◆ Parks;
- ◆ Sports pitches;
- ◆ Allotments;
- ◆ Nature Conservation sites;
- ◆ Cemeteries and churchyards;
- ◆ School Playing Fields;
- ◆ Ecological corridors including river and railway corridors;
- ◆ Green chains;
- ◆ Public squares and streetscapes;
- ◆ Children's play areas; and
- ◆ Housing open land.

REQUIREMENT FOR STRATEGIC ENVIRONMENTAL ASSESSMENT

1.6 The EU Directive 2001/42/EC on assessment of effects of certain plans and programmes on the environment (the 'SEA Directive') came into force in the UK on 20 July 2004 through the Environmental Assessment of Plans and Programmes Regulations 2004. The Directive applies to a variety of plans and programmes including those for town and country planning and land use and applies to both Development Plan Documents (DPDs) and SPDs as they a) set the framework for future development consent and b) are likely to have a significant effect on the environment.

1.7 The overarching objective of the SEA Directive is:

"To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans... which are likely to have significant effects on the environment." (Article 1)

1.8 SEA is an iterative assessment process which plans and programmes are now required to undergo as they are being developed to ensure that potential significant environmental effects arising from the plan/programme are identified, assessed, mitigated and communicated to plan-makers. SEA also requires the monitoring of significant effects once the plan/programme is implemented.

Sustainability Appraisal Report

1.9 The SEA Directive and the SEA Regulations state that the SEA must consider the following topic areas.

- ◆ Biodiversity;
- ◆ Population;
- ◆ Human Health;
- ◆ Flora and Fauna;
- ◆ Soil;
- ◆ Water;
- ◆ Air;
- ◆ Climatic Factors;
- ◆ Material assets;
- ◆ Cultural heritage, including archaeological and built heritage;
- ◆ Landscape; and
- ◆ The interrelationship between these factors.

REQUIREMENT FOR SUSTAINABILITY APPRAISAL

1.10 Under the regulations implementing the provisions of the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal (SA) is required for all DPDs and SPDs. The purpose of SA is to promote sustainable development through better integration of sustainability considerations in the preparation and adoption of plans. The Regulations stipulate that SAs of DPDs and SPDs should meet the requirements of the EU Directive 2001/42/EC on assessment of effects of certain plans and programmes on the environment (the 'SEA Directive').

1.11 Planning Policy Statement 1 (PPS1) describes Sustainability Appraisal in Paragraph 9 of Annex B:

"A Sustainability Appraisal is intended to assess the impact of plan policies from an environmental, economic and social perspective. It is intended to test the performance of a plan against the objectives of sustainable development and thereby provide the basis for its improvement."

1.12 SA thus helps planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans.

1.13 There are many definitions of sustainable development, however the most commonly used and widely accepted is that coined by the World Commission of Environment and Development in 1987 as:

"Development which meets the needs of the present without compromising the ability of future generations to meet their own needs."

1.14 The UK Strategy for Sustainable Development 'A Better Quality of Life' has been revised in March 2005. The new strategy outlines a set of shared UK principles which will be used to achieve the goal of sustainable development. The guiding principles have been agreed by the UK government, Scottish Executive, Welsh Assembly Government and the Northern Ireland Administration. They bring together and build on the various previously existing UK principles to set out an overarching approach.

Five guiding principles form the basis for policy in the UK. For a plan to be sustainable, it must respect all five of following principles in order to integrate and deliver simultaneously sustainable development:

- ◆ Living within environmental limits – respecting the limits of the planet’s environment, resources and biodiversity to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations;
- ◆ Ensuring a Strong, Healthy and Just Society – meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion, and creating equal opportunity for all;
- ◆ Achieving a Sustainable Economy – Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays) and efficient resource use is incentivised;
- ◆ Promoting Good Governance – Actively promoting effective, participative systems of governance in all levels of society – engaging people’s creativity, energy and diversity; and
- ◆ Using Sound Science Responsibly – Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

THE SA PROCESS

- 1.15 The requirements to carry out SA and SEA are distinct, but the ODPM¹ guidance of November 2005 states that it is possible to satisfy both through a single appraisal process and provides a methodology for doing so. This methodology goes further than the SEA methodology (which is primarily focused on environmental effects) requiring the examination of all the sustainability-related effects, whether they are social, economic or environmental. However, those undertaking the SA should ensure that in doing so they meet the requirements of the SEA Directive.
- 1.16 According to ODPM guidance, the main stages in the SA process are as follows:
- ◆ Stage A – Setting the context and objectives, establishing the baseline and deciding on scope;
 - ◆ Stage B – Developing and refining options and assessing effects;
 - ◆ Stage C – Preparing the Sustainability Appraisal Report;
 - ◆ Stage D – Consultation on the draft plan and the Sustainability Appraisal Report;
 - ◆ Stage E – Monitoring implementation of the plan.
- 1.17 The ODPM guidance also sets out a requirement for the preparation of the following reports:
- ◆ Scoping Report (summarising Stage A work) which should be used for consultation on the scope of the SA;
 - ◆ Sustainability Appraisal Report (documenting Stages A to C work) which should be used in the public consultation on the Preferred Options.

¹ Now known as Communities and Local Government (CLG).

SA AND CONSULTATION

1.18 The requirements for whom to consult during a Sustainability Appraisal are as follows:

- ◆ Authorities which, because of their environmental responsibilities, are likely to be concerned by the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Environmental Report. The 2004 SEA Regulations indicate three Consultation Bodies as follows: English Heritage, the Environment Agency and Natural England. The SA guidance goes further by suggesting consultation, in addition to the three Consultation Bodies, of representatives of other interests including economic interests and local business, social interests and community service providers, transport planners and providers and NGOs.
- ◆ The Public and Consultation Bodies must be consulted on the draft plan or programme and the Sustainability Appraisal Report (this document).

1.19 The consultation timetable for the preparation of the SPD and its Sustainability Appraisal is set out in Table 1.1.

Table 1.1 - Consultation Timetable for the SPD and its Sustainability Appraisal

Consultation	Date
Sustainability Appraisal Scoping Report	30th April to 4th June 2007
SPD and Sustainability Appraisal Report	29 th November 2007 to 24 th January 2008

1.20 The period of consultation on the Scoping Report was from 30th April to 4th June 2007 and was in accordance with Regulation 12 (6) of the Environmental Assessments of Plans and Programmes Regulations 2004.

1.21 The three main statutory consultation bodies: English Heritage, Environment Agency and Natural England were formally consulted in accordance with the SEA Directive. In addition, the following entities were also consulted.

- ◆ Government Office for London;
- ◆ London Borough of Enfield;
- ◆ London Borough of Waltham Forest;
- ◆ London Borough of Hackney;
- ◆ London Borough of Islington;
- ◆ London Borough of Camden;
- ◆ London Borough of Barnet;
- ◆ Haringey Federation of Residents Associations; and
- ◆ Wood Green Friends of the Earth.

1.22 The aim of the consultation on the Scoping Report was to involve and engage with statutory consultees and other key stakeholders on the scope of the appraisal. In particular, it sought advice on:

- ◆ The appropriateness of the sustainability objectives;

Sustainability Appraisal Report

-
- ◆ The appropriateness of the key sustainability issues;
 - ◆ The comprehensiveness of the baseline data and need to gain further information where appropriate.
- 1.23 Appendix A summarises the main consultee comments on the Scoping Report and indicates how these comments have been addressed in the preparation of this Sustainability Appraisal Report.

PURPOSE OF THE SUSTAINABILITY APPRAISAL REPORT

- 1.24 The requirement to prepare a Sustainability Appraisal Report arises directly from Article 5.1 of the SEA Directive which states that:

'An Environmental Report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated.'

- 1.25 In sustainability appraisal the Sustainability Appraisal Report replaces the Environmental Report as required under the SEA Directive.
- 1.26 The Sustainability Appraisal Report reports on the work undertaken during the initial stages of the SA process and takes the process further by reporting on the significant social, environmental and economic effects of the preferred proposals, proposed mitigation measures and proposals for monitoring significant sustainability effects.
- 1.27 The Sustainability Appraisal Report accompanied the Open Space and Recreation Standards SPD for public consultation between 29th November 2007 and 24th January 2008, and was sent to the following consultees in addition to being made available to the public:
- ◆ Government Office for London (GOL)
 - ◆ Greater London Authority (GLA)
 - ◆ Natural England
 - ◆ Environment Agency
 - ◆ English Heritage
 - ◆ All Haringey Councillors
 - ◆ All adjoining local authorities
- 1.28 Appendix B summarises the consultation comments on the SAR from the public consultation of the Open Space and Recreation Standards SPD and SAR that took place between 29th November 2007 and 24th January 2008.
- 1.29 This Revised SAR incorporates comments from the public consultation on the SPD and SAR.

2. Sustainability Appraisal Methodology

MEETING THE REQUIREMENTS OF THE SEA DIRECTIVE

- 2.1 As mentioned in Chapter 1 there is a fundamental difference between the SA and SEA methodologies. SEA is primarily focused on environmental effects and the methodology addresses a number of topic areas namely Biodiversity, Population, Human Health, Flora and Flora, Soil, Water, Air, Climatic Factors, Material Assets, Cultural Heritage and Landscape and the interrelationship between these topics. SA, however, widens the scope of the appraisal to include social and economic topics as well as environmental.
- 2.2 This Sustainability Appraisal has been undertaken so as to meet the requirements of the SEA Directive for environmental assessment of plans. Table 2.1 sets out the way the specific SEA requirements have been met in this report.

Table 2.1 - Schedule of SEA Requirements

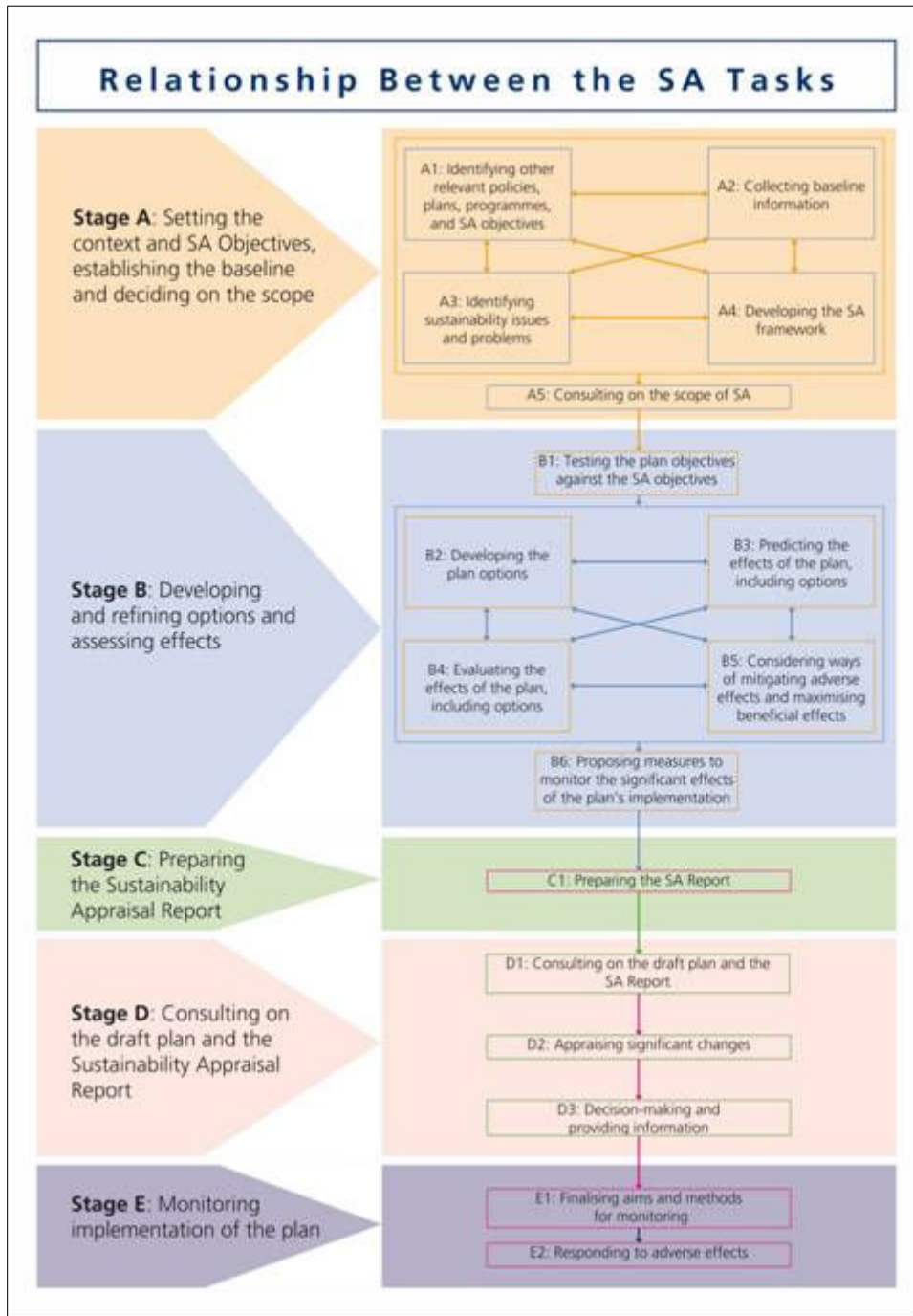
Requirements of the Directive	Where Covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:	
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Section 1, Section 3
b) The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Section 3, Appendix C
c) The environmental characteristics of areas likely to be significantly affected	Section 3, Appendix C
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Section 3
e) The environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3
f) The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Section 5, Appendix D
g) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Section 6

Requirements of the Directive	Where Covered in Report
h) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 4
i) A description of measures envisaged concerning monitoring (in accordance with regulation 17)	Section 7
j) A non-technical summary of the information provided under the above headings	Non-technical summary
Consultation with:	
Authorities with environmental responsibility when deciding on the scope and level of detail of the information to be included in the environment report	Section 1, Appendix A
Authorities with environmental responsibility and the public to be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and accompanying environmental report before its adoption	Consultation on the SA Report
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country	Not applicable
Taking the environmental report and the results of the consultations into account in decision making	
Provision of information on the decision: When the plan or programme is adopted the public and any countries consulted must be informed and the following made available: The plan or programme as adopted A statement summarising how environmental considerations have been integrated into the plan or programme in accordance with the requirements of the legislation The measures decided concerning monitoring	To be addressed at a later date
Monitoring of the environmental effects of the plan or programmes implementation must be undertaken	To be addressed at a later date

APPRAISAL METHODOLOGY

- 2.3 The ODPM guidance emphasises that SA is an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined. The intention is that SA is fully integrated into the plan-making process from the earliest stages, both informing and being informed by it.
- 2.4 The methodology adopted involved the completion of the SA stages A, B, C and D and associated tasks as outlined in Figure 2.1 below.

Figure 2.1 - Relationship between SA Stages and Tasks



Source: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005.

Stage A: Setting the Context and Objectives, Establishing Baseline and Deciding on Scope

A1: Other Relevant Plans and Programmes

2.5 A wide range of plans, programmes and policies (PPPs) were analysed and appropriate sustainability themes captured, in terms of deriving SA objectives to inform the SA framework. The results of this first task are shown in Table 3.1.

Sustainability Appraisal Report

A2: Baseline Data

- 2.6 To predict accurately how the SPD proposals will affect the environment, and social and economic factors, it is first important to understand the current state of these factors and then examine their likely evolution without the implementation of the plan.
- 2.7 Baseline data tables (Appendix C) have been prepared where data have been listed under social, environmental and economic groupings. These tables record:
- ◆ General indicator;
 - ◆ Quantified data within the plan area;
 - ◆ Comparators and targets (if applicable);
 - ◆ Problems/constraints; and
 - ◆ Source of the information
- 2.8 Baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them. Sufficient information about the current and likely future state of the development area is required to allow the SPD effects to be adequately predicted.
- 2.9 The ODPM guidance emphasises that the collection of baseline data and the development of the SA framework should inform each other. The review and analysis of relevant plans and programmes has also influenced data collection. The collection of baseline data was not a one-off exercise conducted at Stage A only. Further data collection took place as the SA developed. In deciding what and how much baseline data to collect, the key determining factor has been the level of detail required to appraise the SPD against the SA objectives.
- 2.10 A preliminary set of baseline data has been extracted from a wide range of available publications and datasets. Sources have included, among others, national government and government agency websites, census data, and the Office for National Statistics. No primary research has been conducted.
- 2.11 The information has been summarised in section 3 and full data sets are shown in Appendix C.

A3: Sustainability Issues

- 2.12 Analysis of key sustainability issues relevant to the SPD has been carried out. This work has been based on the review of relevant plans and programmes and an analysis of the baseline data. The analysis of sustainability issues has been iterative and is ongoing.
- 2.13 The results were set out table 3.3 under the three sustainable development dimensions (economic, social and environmental) and covered the most relevant topics.

A4: Sustainability Appraisal Framework

- 2.14 A set of objectives, indicators and targets against which the SPD can be assessed was drawn up under the three sustainable development dimensions: social, economic and environmental.

Sustainability Appraisal Report

-
- 2.15 These were developed using an iterative process, based on the review of relevant plans and programmes, the evolving baseline and developing analysis of key sustainability issues.
- 2.16 Table 3.4 has been prepared setting out the SA Framework and identifying how relevant SEA Directive topic(s) have been covered. The SA objectives were refined and amended to reflect where appropriate, the comments from the statutory consultees on the Scoping Report.
- 2.17 As this Sustainability Appraisal Report is being prepared in advance of the Core Strategy SA Scoping Report which would normally be the overarching document for SA of LDF documents, the approach taken has been to develop a separate Sustainability Appraisal Framework for the SPD prior to the development of the SA Framework for the Core Strategy. There is a risk that the SA Framework for the SPD developed in this document may not be fully consistent with the SA Framework still to be developed for the Core Strategy and a review may thus be required at a later stage.

A5: Consulting on the Scope of the Sustainability Appraisal

- 2.18 At this stage, the London Borough of Haringey sought the views from the statutory consultation bodies and others on the scope and level of detail of the ensuing Sustainability Appraisal Report. The consultation comments have influenced and helped shape the Sustainability Appraisal Report.

Stage B: Developing and Refining Options*B1: Testing the SPD Objectives against the Sustainability Appraisal Framework*

- 2.19 The SPD has been developed to support the UDP policies OS15, OS11, OS12 and OS13 and as such did not have any of its own objectives. Therefore this task was not carried out.

B2: Developing SPD Options

- 2.20 As the SPD has been developed to support the relevant preferred policies in the UDP which relate to open space (as indicated in Section 1), there was no option development and appraisal stage to select preferred options.

B3: Predicting the Effects of the SPD

- 2.21 The methodology that has been adopted for this assessment is generally broad-brush and qualitative which is generally accepted as good practice by the SA guidance.
- 2.22 The assessment of the SPD has been broken down into ‘prediction’ of effects, ‘evaluation’ of effects and ‘mitigation’ of effects.
- 2.23 The prediction of effects involved the identification of the potential changes to the sustainability baseline conditions which were considered to arise from the implementation of the SPD. The predicted effects were then described in terms of their nature and magnitude using the following parameters:

- ◆ Geographical scale;

Sustainability Appraisal Report

- ◆ Probability of the effect occurring;
- ◆ Timing of effect – short, medium, long term;
- ◆ Duration of effect – temporary or permanent;
- ◆ Nature of effect – positive, negative or neutral;
- ◆ Secondary, cumulative and/or synergistic effects.

2.24 The prediction of effects was undertaken for the SPD against the SA Framework.

B4: Evaluating the Effects of the SPD

2.25 The next stage of the assessment involved the evaluation of the significant effects. The evaluation involved forming a judgement on whether or not the predicted effects will be significant. The technique that has primarily been used to assess the significance of effects in this assessment is a qualitative assessment based on expert judgement.

2.26 As with the prediction of the effects, the criteria of assessing the significance of a specific effect used in this assessment, as outlined in Annex II of the SEA Directive, has been based on the following parameters to determine the significance:

- ◆ Scale;
- ◆ Permanence;
- ◆ Nature and sensitivity; and
- ◆ Cumulative effects.

2.27 In the current practice of sustainability appraisals, the broad-brush qualitative prediction and evaluation of effects is based on a qualitative seven point scale in easily understood terms. In general, this assessment has adopted the scale set in Table 2.2 to assess the significance of effects of the SPD proposals.

Table 2.2 - Criteria for Assessing Significance of Effects

Assessment Scale	Significance of Effect/Appraisal Category
+++	Strongly positive
++	Moderately positive
+	Slightly positive
0	Neutral or no obvious effect
-	Slightly negative
--	Moderately negative
---	Strongly negative

2.28 Moderately and strongly positive and negative effects have been considered of significance whereas neutral and slightly positive and negative effects have been considered non-significant.

B5: Considering Ways of Mitigating Adverse Effects and Maximising Beneficial Effects

2.29 Mitigation measures have been identified during the evaluation process to reduce the scale/importance of significant negative effects.

B6: Proposing Measures to Monitor the Significant Effects of Implementing the SPD

- 2.30 SA monitoring involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant effect (positive or negative) being monitored. It thus helps to ensure that any adverse effects which arise during implementation, whether or not they were foreseen, can be identified and that action can be taken by Haringey Council to deal with them.

Stage C: Preparing the Sustainability Appraisal Report

- 2.31 The Sustainability Appraisal Report was prepared reporting the work carried out on the stages above.

Stage D – Consulting on the draft SPD and Sustainability Appraisal Report

- 2.32 The draft SPD and Sustainability Appraisal Report were the subject of consultation from 29th November 2007 to 24th January 2008. Consultation comments received during the consultation have been taken on board to revise the consultation SAR produce this Final Sustainability Appraisal Report.

3. Developing the Sustainability Appraisal Framework

OTHER RELEVANT PLANS, PROGRAMMES AND POLICIES

Introduction

- 3.1 The first task of a SA is the identification of other relevant plans, programmes and sustainability objectives. A SPD may be influenced in many ways by other plans and programmes and by external sustainability objectives, such as those laid down in policies and legislation. This task is carried out in response to the requirements of the SEA Directive which specifically states that the Environmental Report should provide information on:

“The plan’s relationship with other relevant plans and programmes” and “the environmental protection objectives, established at international, [European] Community or national level, which are relevant to the plan... and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex 1 (a), (e))

Methodology

- 3.2 Relevant international, national, regional and local plans and programmes and other documents that might influence the SPD have been identified and are outlined in Table 3.1. This includes, at the regional level, the existing London Plan and the Adopted UDP 2006. Additionally, other plans and programmes and policies are identified consistent with ODPM guidance which lists plans and programmes which are likely to be relevant to the scope of the SPD.

Table 3.1 - Relevant Plans and Programmes

International Plans and Programmes
The European Communities Directive on the Conservation of Wild Birds (79/09/EEC)
The Habitats Directive – The Directive on Conservation of Natural Habitats and of Wild Flora and Fauna (92/43/EEC)
Water Framework Directive (2000/60/EC)
Air Quality Directives (96/62/EC and 99/30/EC)
EU 6th Environmental Action Plan, September 2002
EU Sustainable Development Strategy, May 2001
EU Biodiversity Action Plan, February 1998
National
UK Sustainable Development Strategy, HM Government, March 2005
UK Biodiversity Action Plan, UK Biodiversity Steering Group, 1994
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, Department of the Environment, Transport and the Regions, 2000
Sustainable Communities Plan, ODPM, February 2003
PPG17: Planning for Open Space, Sport and Recreation, ODPM, 2002
PPG15: Planning and the Historic Environment, Department of Environment. Department of National Heritage, 1994.
PPG17: Planning for Open Space, Sport and Recreation Companion Guide, ODPM, 2002
PPS23: Planning and Pollution Control, ODPM, 2004
PPS25: Development and Flood Risk, ODPM, 2001
PPS1: Delivering Sustainable Development, ODPM, January 2005
PPS9: Planning for Biodiversity and Geological Conservation, ODPM, 2006
Accessible Natural Greenspace Standards, English Nature, 1996
Outdoors for All?: Draft Diversity Action Plan, A Consultation Document, May 2006
Landscape Character Assessment Guidance, The Countryside Agency 2002
Providing Accessible Natural Greenspace in Towns and Cities, English Nature, 1995
Sustainable Communities Plan, ODPM, 2003
Climate Change – The UK Programme, DEFRA 2006
Towards a Level Playing Field, A Guide to the Production of Playing Pitch Strategies, Sport England (not dated)
Regional/London Wide
London Plan, Mayor of London 2004
The Mayor's Biodiversity Strategy, Mayor of London, 2001
The Mayor's Air Quality Strategy, Mayor of London, 2001
North London Sub-Regional Playing Field Strategy, 2005
Draft London Plan Alterations, Mayor of London, October 2005
Guide to Preparing Open Space Strategies: Best Practice Guidance of the London Plan, Mayor of London, 2004
Guide to Preparing Play Strategies: Planning Inclusive Play Spaces and Opportunities for all London's Children and Young People, Mayor of London, 2005
Action Today to Protect Tomorrow - The Mayor's Climate Change Action Plan, February 2007
Benchmark Standards for Play and Informal Recreation, Draft SPG, 2006
Local
Haringey Adopted Unitary Development Plan, July 2006
Haringey Draft Biodiversity Action Plan, September 2004
Haringey Draft Open Space Strategy "A Space for Everyone" June 2005
London Borough of Haringey Air Quality Management Area: Action Plan, 2005
Changing Lives The Haringey Children and Young People's Plan 2006-9
The Haringey Safer Communities Strategy, 2005–2008
A Healthier Haringey: Improving well-being and tackling inequalities, 2006
London Borough Of Haringey Sport And Physical Activity Strategy, December 2005
London Borough Of Haringey Sport And Physical Activity Strategy Action Plan, December 2005
Haringey Football Development Plan (not dated)

Sustainability Appraisal Report

Haringey Play Strategy (not dated)
Haringey Local Implementation Plan, 2006.
Haringey Health Report, Growing up in Haringey, Haringey Primary Care Trust, 2005

RESULTS OF ANALYSIS

- 3.3 Social, environmental and economic objectives of relevance as well as sustainability issues that might influence the preparation of the SPD contained in these plans and programmes have been used to formulate a general, first set of sustainability themes/objectives (split into the three dimensions of sustainable development: economic, social and environmental) for the SA of the Open Space and Recreational Standards SPD. This is presented in Table 3.2. Table 3.2 also shows the link between the sustainability themes and the SEA topic areas which must be considered to fulfil the requirements of the SEA Directive. It also identifies the implications for each topic to inform the preparation of the SPD and SA, in particular the SA objectives.

Table 3.2 - Derivation of Key Sustainability Themes/Objectives

Environmental / Sustainability Theme/Objective	Source			Relevance to Appraisal	
	National/International	Regional	Local	SEA Topics	Relationship to Final SA Objective
SOCIAL					
To promote a healthier life and environment	Air Quality Directives (96/62/EC and 99/30/EC), EU 6th Environmental Action Plan, Sustainable Communities Plan 2003	UK Air Quality Strategy 2000, London Plan 2004	A Healthier Haringey: Improving well-being and tackling inequalities, 2006, Haringey Health Report, 2005	Population, Human Health, Air, Biodiversity, Flora, Fauna, Water, Soil,	Reflected in SA objective 2
To improve safety, reduce crime and fear of crime	UK Sustainable Development Strategy, Sustainable Communities Plan 2003	London Plan 2004	London Borough of Haringey Unitary Development Plan, July 2006, The Haringey Safer Communities Strategy, 2005–2008	Population, Human Health	Reflected in SA objective 3
To ensure access to Open Space to all groups of people	PPG17, PPG17 Companion Guide	London Plan 2004, Guide to Preparing Open Space Strategies Mayor of London 2005, Benchmarks Standards for Play and Informal Recreation Mayor of London 2006	London Borough of Haringey Unitary Development Plan, July 2006, Draft Open Space Strategy “A space for everyone” June 2005	Population, Biodiversity, Landscape	Reflected in SA objective 1
To improve public transport accessibility to Open Space	A New Deal for Transport, PPG13	London Plan 2004, Guide to Preparing Open Space Strategies Mayor of London 2005, Mayor of London Transport Strategy	London Borough of Haringey Unitary Development Plan, July 2006, Haringey Local Implementation Plan, 2006	Population, Human Health	Reflected in SA objective 4

Environmental / Sustainability Theme/Objective	Source			Relevance to Appraisal	
	National/International	Regional	Local	SEA Topics	Relationship to Final SA Objective
To improve recreation and leisure opportunities	PPG17, PPG17 Companion Guide	London Plan 2004, Guide to Preparing Open Space Strategies Mayor of London 2005, Benchmarks Standards for Play and Informal Recreation Mayor of London 2006	London Borough of Haringey Unitary Development Plan, July 2006, Draft Open Space Strategy "A space for everyone" June 2005, Haringey Play Strategy	Population, Human Health, Landscape	Reflected in SA objective 1
To increase the quality and/or quantity of Open Space	PPG17, PPG17 Companion Guide	London Plan 2004, Guide to Preparing Open Space Strategies Mayor of London 2005, Benchmarks Standards for Play and Informal Recreation Mayor of London 2006	London Borough of Haringey Unitary Development Plan, July 2006, Draft Open Space Strategy "A space for everyone" June 2005	Biodiversity, Population, Human Health, Landscape	Reflected in SA objective 1
To reduce adverse impacts of noise and vibration	PPG24	Mayor of London Ambient Noise Strategy	London Borough of Haringey Unitary Development Plan, July 2006	Population, Human Health	Not reflected in SA objectives as not relevant for SPD
ENVIRONMENTAL					
To preserve or enhance areas of recognised and valued landscape character	Landscape Character Assessment Guidance, The Countryside Agency 2002	London Plan 2004	London Borough of Haringey Unitary Development Plan, July 2006	Landscape, Biodiversity, Fauna, Flora	Reflected in SA objective 6
To conserve sites of nature conservation importance	EU Biodiversity Action Plan 1998, National Biodiversity Action Plan 1994, PPS9, Sustainable Communities Plan 2003	The Mayor's Biodiversity Strategy, Mayor of London, 2001	London Borough of Haringey Unitary Development Plan, July 2006, Biodiversity Action Plan, September 2004	Biodiversity, Fauna, Flora	Reflected in SA objective 8

Environmental / Sustainability Theme/Objective	Source			Relevance to Appraisal	
	National/International	Regional	Local	SEA Topics	Relationship to Final SA Objective
To protect flora and fauna which are important on an international, national and local scale	EU Biodiversity Action Plan 1998, National Biodiversity Action Plan 1994, PPS9, Sustainable Communities Plan 2003	The Mayor’s Biodiversity Strategy, Mayor of London, 2001	London Borough of Haringey Unitary Development Plan, July 2006, Biodiversity Action Plan, September 2004	Biodiversity, Fauna, Flora	Reflected in SA objective 8
To improve air quality	EU 6th Environmental Action Plan, Air Quality Directives (96/62/EC and 99/30/EC), UK Air Quality Strategy 2000	London Plan 2004, Mayor of London Air Quality Strategy 2001	London Borough of Haringey Unitary Development Plan, July 2006, London Borough of Haringey Air Quality Management Area: Action Plan, 2005	Population, Human Health, Air	Reflected in SA objective 7
To protect and enhance water quality	EU Directive 2000/60/EC Water, PPG23	London Plan 2004	London Borough of Haringey Unitary Development Plan, July 2006	Biodiversity, Fauna, Flora, Water, Soil	Not reflected in SA objectives as not relevant for SPD
To reduce flood risk	EU Directive 2000/60/EC Water, EU Sustainable Development Strategy, May 2001, Sustainable Communities Plan, ODPM 2003, PPS25	London Plan 2004	London Borough of Haringey Unitary Development Plan, July 2006	Population, Human Health, Water	Reflected in SA objective 9
To reduce greenhouse gases emissions	EU Sustainable Development Strategy, May 2001, UK Sustainable Development Strategy, HM Government, March 2005, Climate Change – The UK Programme, DEFRA 2006	London Plan 2004, Action Today to Protect Tomorrow - The Mayor’s Climate Change Action Plan, February 2007	London Borough of Haringey Unitary Development Plan, July 2006	Climatic Factors	Reflected in SA objective 10.

Environmental / Sustainability Theme/Objective	Source			Relevance to Appraisal	
	National/International	Regional	Local	SEA Topics	Relationship to Final SA Objective
ECONOMIC					
To improve the economic performance of the Borough by attracting and retaining investment and employment	EU Sustainable Development Strategy, UK Sustainable Development Strategy, PPS1, PPG4	London Plan 2004	London Borough of Haringey Unitary Development Plan, July 2006	Population	Reflected in SA objective 11

BASELINE INFORMATION**Haringey Borough**

- 3.4 The London Borough of Haringey is located in the centre of North London and is defined as an Outer London Borough by the GLA. Despite this some of its social and environmental characteristics are more akin to an inner London borough. The Lee Valley marks the eastern boundary of the borough which extends in the west to Muswell Hill, Fortis Green and Highgate. The main commercial areas within the borough are at Wood Green, one of the largest shopping and service centres in London, and Tottenham.
- 3.5 The eastern part of Haringey bordering on the Lee valley was formerly a significant part of London's light industrial base but has suffered from economic decline since the 1970s and is now the focus of regeneration programmes.

Introduction

- 3.6 The next task in the SA covers the collection of baseline information. The review of other plans and programmes undertaken previously has also provided a considerable amount of baseline information and this information has been complemented by collection of data on key indicators relating to the SEA topic areas, as well as additional social and economic indicators for the SPD area.
- 3.7 More specifically, the SEA Directive says that the Environmental Report should provide information on:

“relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” and the “environmental characteristics of the areas likely to be significantly affected” (Annex I (b) (c)) and

“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (Birds Directive) and 92/43/EEC (Habitats Directive)” (Annex I (c))

ENVIRONMENTAL**Biodiversity, Flora and Fauna**

- 3.8 The statutory designated sites within the Borough include Queen's Wood Local Nature Reserve, Railway Fields (3 sites) Local Nature Reserve and Coppetts Wood and Glebelands (2 sites) Local Nature Reserve. There are no Sites of Special Scientific Interest (SSSI) or internationally designated sites within the Borough.
- 3.9 All Nature Conservation Designation areas are shown in Figure 3.1.
- 3.10 Outside of the Borough (but less than 2 km from the Borough boundary) are other designated sites. To the east of the Borough are the Walthamstow Reservoirs which are designated as SSSI, a Ramsar site and a Special Protection Area (SPA). Adjacent to the south-east are Walthamstow Marshes, a SSSI, and Springfield Park Local Nature Reserve. To the north-east are Chingford Reservoirs, a SSSI.

Sustainability Appraisal Report

-
- 3.11 The Walthamstow Reservoirs are designated as SSSI for their major heron and breeding wetland bird populations, and the nationally significant populations of wildfowl during the winter. These occur here due to the shallow sloping banks to the reservoirs, the large expanse of water (most of the 180 hectare SSSI is water), and location within the course of the River Lee. Additionally 300 plant species exist on the site. The reservoirs are part of the Lee Valley SPA which covers 451 hectares.
- 3.12 Chingford Reservoirs are designated as SSSI for similar reasons. They are one of the major wintering grounds for wildfowl and wetland birds in the London area and hold nationally important numbers of some species of migratory wildfowl, gulls and other wetland birds such as Shoveler and Great Crested Grebe.
- 3.13 There are 70 Sites of Importance for Nature Conservation located within the Borough, of which 8 are of Metropolitan Importance, 18 Borough Grade I importance, 12 Borough Grade II importance and 32 Local Importance. The UDP designates 1,658 hectares of land as Ecologically Valuable Sites.
- 3.14 There are no UK BAP priority habitats identified in the Borough. However the Borough's BAP (2004) identifies four habitats that provide for the majority of the identified priority species, and sets out management plans for them. These are:
- ◆ Woodlands;
 - ◆ Gardens;
 - ◆ Wastelands; and
 - ◆ Railway lines.
- 3.15 Haringey contains 12 National Priority Species, 6 London Priority Species, 19 Haringey Priority Species, 5 London Flagship Species and 16 Haringey Flagship Species. A flagship species is one that is readily recognised and represents biodiversity to the wider public. Amongst the Haringey 'flagship species' are Haringey Knotweed (a hybrid between Russian vine and Japanese knotweed) and Wurzell's wormwood (a hybrid between Chinese mugwort and the native British species), both discovered (new to science) in Railway Lands in 1987.
- 3.16 BAP Priority Species found in the Borough:
- ◆ Black redstart;
 - ◆ Skylark;
 - ◆ Linnet;
 - ◆ Reed bunting;
 - ◆ Spotted flycatcher;
 - ◆ Bullfinch;
 - ◆ Song thrush;
 - ◆ Pipistrelles;
 - ◆ Water vole;
 - ◆ Otter;
 - ◆ Stag beetle; and
 - ◆ Black poplar.

Sustainability Appraisal Report

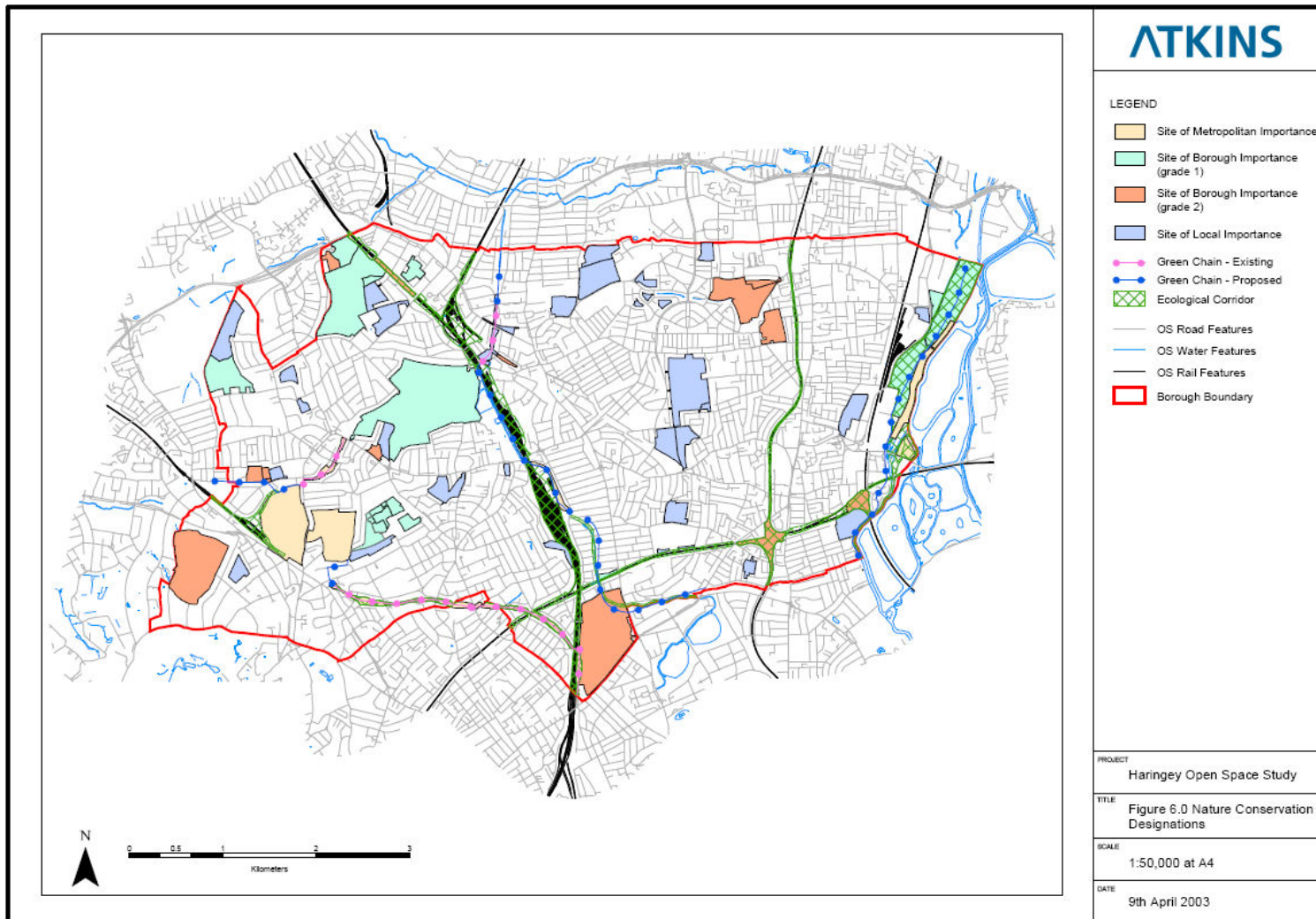
3.17 London Priority Species:

- ◆ Grey heron;
- ◆ Sand martin;
- ◆ House sparrow;
- ◆ House martin;
- ◆ All other Bats; and
- ◆ Mistletoe.

3.18 Haringey Priority Species:

- ◆ Hedgehog;
- ◆ Jewel beetle;
- ◆ White-letter hairstreak;
- ◆ Goldenrod;
- ◆ Zoned rosette;
- ◆ Wall bedstraw;
- ◆ River water-dropwort;
- ◆ Thin-spiked wood-sedge;
- ◆ Golden dock;
- ◆ Marsh dock;
- ◆ Rumex;
- ◆ Imperforate St. John's-wort;
- ◆ Rustyback;
- ◆ Lady fern;
- ◆ Hard fern;
- ◆ Pale sedge;
- ◆ Trailing St. John's-wort; and
- ◆ Wild service-tree.

Figure 3.1 - Nature Conservation Designations



Source: Haringey Open Space and Sports Assessment – Volume 1 Atkins, 2003

Air Quality

- 3.19 In 2001 the entire Borough was declared an Air Quality Management Area (AQMA) for exceeding levels of Nitrogen dioxide (NO₂) and Particulate Matter smaller than 10 microns in diameter (PM₁₀).
- 3.20 There are two London Air Quality Network monitoring locations in Haringey at Priory Park and the Town Hall. In 2006, most Government Air Quality Strategy (2000) objectives were met at these locations, with the exception of:
- ◆ Nitrogen Dioxide (NO₂) annual mean not exceeding 40 ug/m³ – not met at Town Hall; and
 - ◆ Ozone – no more than 10 days where maximum rolling 8 hr mean >100 ug/m³ – not met at Priory Park.
- 3.21 All the neighbouring Boroughs also have declared AQMAs: Enfield, Camden, Islington, Waltham Forest and Barnet AQMAs all cover the entire Borough, whilst Hackney includes only some major roads in their AQMA.

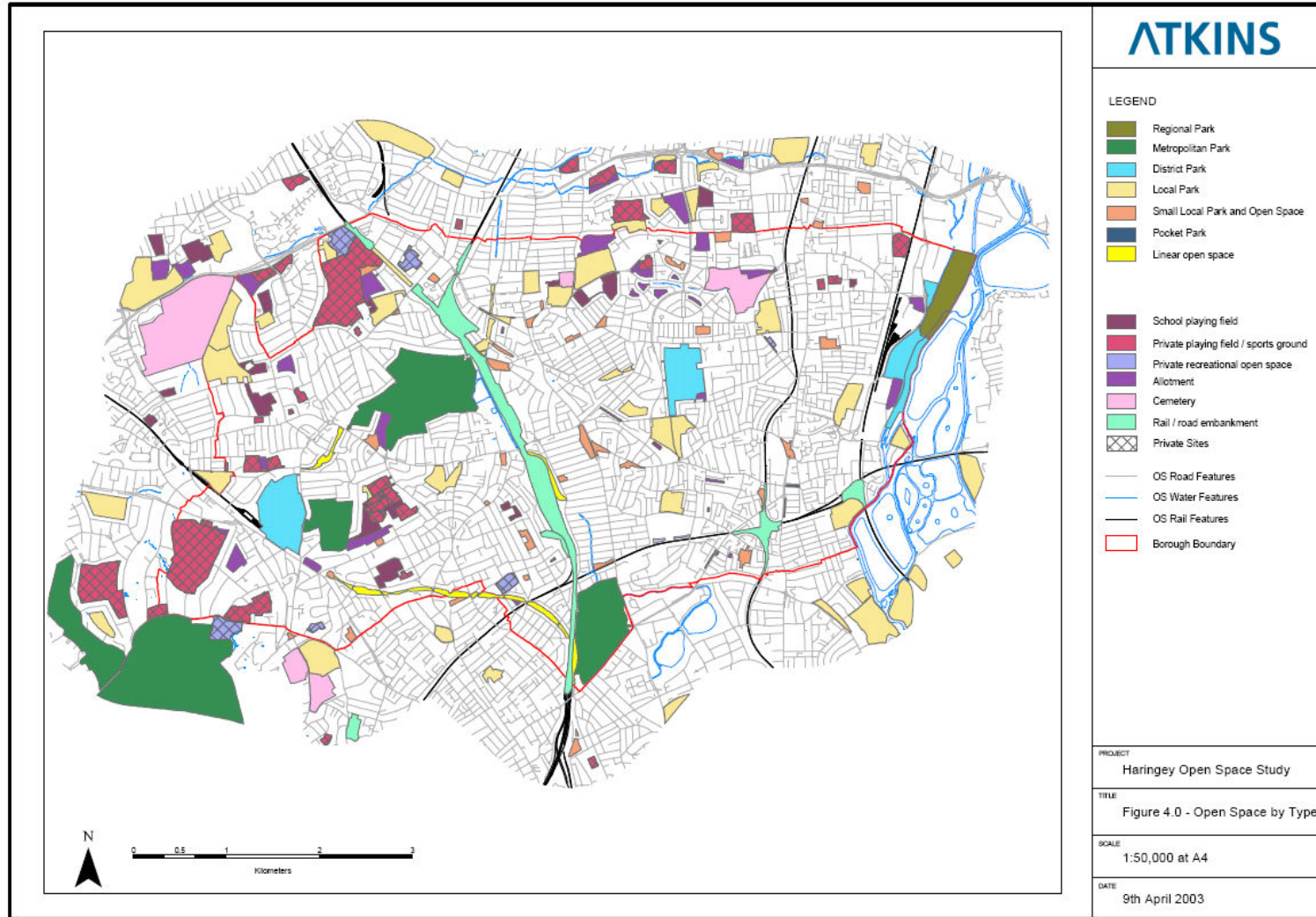
Flood Risk

- 3.22 The majority of the Borough is within Environment Agency flood risk zone 1. However, the eastern end (approximately one tenth of the area) of the Borough sustains a higher fluvial flood risk, in zones 2 and 3. This risk is associated with the River Lee. Lordship Recreation Ground and the North Circular, Pinkham Way, represent additional, isolated, small areas of high flood risk.

Open Space

- 3.23 The Borough contains 383 ha of public Open Space, representing 12.8% of the Borough's land area. It comprises:
- ◆ 12.3 ha Regional Park;
 - ◆ 142 ha Metropolitan Park;
 - ◆ 69 ha District Park;
 - ◆ 16 ha Linear Open Space;
 - ◆ 113 ha Local Park; and
 - ◆ 31 ha Small Local Park.
- 3.24 These areas are shown in Figure 3.2.
- 3.25 There is a strong community involvement in maintaining high standards in parks in Haringey. There are 30 Friends Groups made up of local people, all sharing a passion for their local park. Friends Groups usually meet on a quarterly basis and are represented on the Haringey Parks Friends Forum, also held on a quarterly basis. The Forum serves to bring together the various parks Friends Groups within Haringey and to address shared issues.

Figure 3.2 - Open Space by Type



Source: Open Space and Sports Assessment – Volume 1, Atkins, 2003

Cultural Heritage

- 3.26 There are 36 Historic Parks and Gardens in the Borough which are locally listed and have no statutory status. Of these, 2 (Finsbury Park and Alexandra Park) are on the National Register of Parks and Gardens of Historic Interest.
- 3.27 Highgate Golf Course has been identified as heritage land within the UDP (2006). It forms part of a wider area, encompassing Hampstead Heath, which is stated as having a high inherent value to London due to its visual, historic and nature conservation qualities; it is also Metropolitan Open Land, an Ecologically Valuable Site of Borough Importance Grade II and forms part of Highgate Conservation Area.
- 3.28 Twenty-eight Conservation Areas have been designated in the Borough, covering some 868 hectares. By far the largest are Highgate (229 ha), Muswell Hill (109 ha), Crouch End (94 ha), Alexandra Palace and Park (76 ha) and Stroud Green (73 ha). There are Conservation Areas throughout the Borough but most are significantly smaller (5-20 ha) than the five largest which are all located in the west half of the Borough.

SOCIAL**Population**

- 3.29 Haringey has a population of 229,666 (2007 mid-year estimate), which represents approximately 3% of London's total population. Haringey's population has grown by 8.4% since 1991 and is projected to grow even faster, by a further 9.9% to 2016.
- 3.30 By ward the projected population changes between 2007 and 2016 are diverse. Significant increases are expected in Hornsey (+19.5%), Northumberland Park (+13.0%) and Tottenham Green (+11.5%). Small increases are expected in Fortis Green (+1.9%), Noel Park (+1.7%) and Muswell Hill (+1.5%); the population of Haringey ward is expected to decrease by 3.5%.
- 3.31 The age profile of the Borough is also changing. By 2016 there is expected to be a lower population over the age of 60 (11.6% of the population in 2016 compared to 13.1% in 2001). There will be a greater number of people of working age (20-59) (65.1% in 2016 against 62.1% in 2001). The east of the Borough tends to have more young people and the west more older people.
- 3.32 In 2004, Haringey's school population was approximately 34,000 children and high growth in school numbers to 2016 is expected.
- 3.33 Haringey is one of the most ethnically diverse districts in London and the UK. Sixty six per cent of the Borough population is White (including 45% White British) compared to 71% London-wide. Other key differences are the Black and Black British population (20% against 11% London-wide) and Asian and Asian British populations (7% compared to the London figure of 12%).
- 3.34 By ward, ethnic background varies considerably. Wards in the west of the Borough are less ethnically diverse, such as Crouch End (85% White, 4% Mixed, 3% Asian, 6% Black and 2% Chinese/Other), Fortis Green, Alexandra and Highgate are similar. Tottenham, Tottenham Green, Northumberland Park and Bruce Grove comprise 47-49% White population, 5% Mixed, 6-8% Asian, 32-38% Black (consisting of similar

Sustainability Appraisal Report

proportions of Black/Black British: African and Black/Black British: Caribbean) and 3-5% Chinese/Other.

- 3.35 The Open Space Assessment (2003) conducted a residents' survey which found that usage of Open Space varied in some respects according to ethnic background. Sport England found in a nationwide survey in 2000 that participation in sports was 40% amongst ethnic minority groups compared to 46% across all ethnic groups, however football participation rates amongst ethnic minority groups (particularly Black African, Black Caribbean and Black Other groups) exceeded the overall rates. Above-average participation in cricket was also recorded amongst Pakistani, Indian, Black Other and Bangladeshi groups. The Open Space Assessment (page 7-3) considers that there may be some latent demand in the Borough amongst ethnic minority groups (as well as among certain age groups) for football and cricket.
- 3.36 Haringey has a relatively transient population. At the time of the 2001 Census, there were 36,000 migrants in the Borough, the 9th highest proportion in London (ONS 2001).

Transport

- 3.37 Public Transport Accessibility Levels show that three areas of highest accessibility (PTAL 5 and 6) exist in the Borough, centred on Wood Green (Noel Park ward), Tottenham Hale (Tottenham Green ward) and Bowes Park. These only cover approximately 5% of the Borough. Approximately 5% of the Borough has the lowest accessibility (level 1). The remainder of the Borough has PTALs of 2, 3 and 4 which are generally commensurate with residential areas.
- 3.38 Within the Borough are parts of London Cycle Network + (LCN+) routes 27, 69, 79, 80 and 81. These provide links to adjacent Boroughs and beyond, in all directions. They predominantly use main roads but some sections follow former railway embankments and go through Open Spaces. In addition, other non-LCN+ links, including LCN signed routes and off-road routes, run for short sections within the Borough and for longer sections to areas outside the Borough to the northeast.

Housing Type

- 3.39 In Haringey 57% of properties are flats (purpose-built or conversions) or temporary accommodation/caravans, whilst the London-wide figure is 50%. This means many residents do not have access to a private garden.
- 3.40 The Haringey Annual Monitoring report sets a target of maximising new housing opportunities by maintaining average densities above 80 dwellings per hectare (250 habitable rooms per hectare). Housing density is increasing within the Borough and across London, due to national and London planning policy guidance.

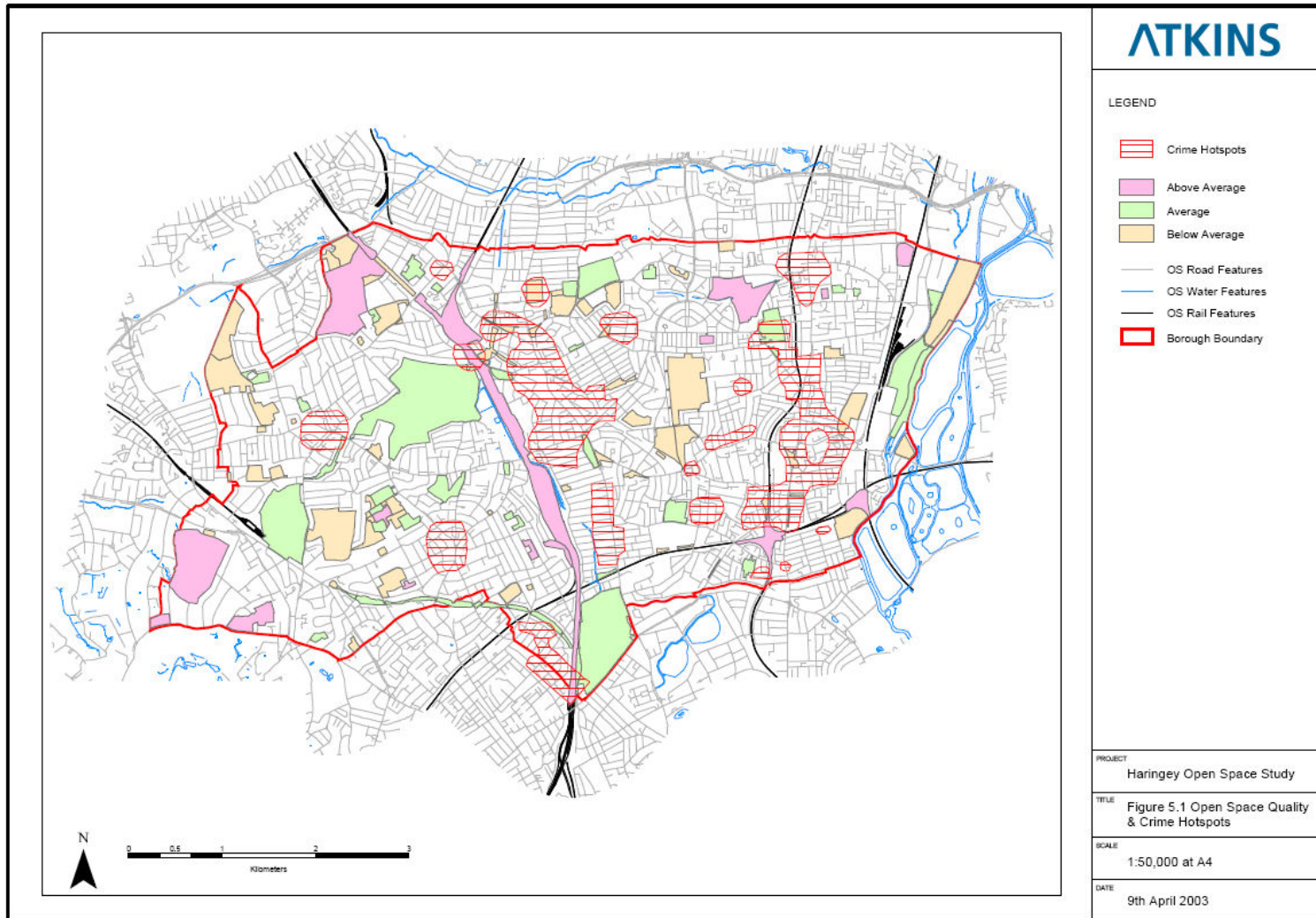
Crime and Fear of Crime

- 3.41 Haringey experienced 39.5 offences per 1000 population during 2005-6, compared to the London average of 33.0.
- 3.42 During 2005-6 a reduction of 6.8%, in the types of crime considered within the Public Service Agreement (PSA) against the previous year was achieved, which if maintained until 2008 would exceed the 15% target set by PSA.

Sustainability Appraisal Report

- 3.43 The Council's Safer Communities Partnership has identified crime hotspots within the Borough as part of their crime and disorder audit. Figure 3.3 shows a distinct east-west divide of crime hotspots in the Borough, with most crime concentrated in and around town centres in the east of the Borough, particularly Wood Green, Tottenham and Seven Sisters.
- 3.44 Figure 3.3 shows a correlation between these crime hotspots and the quality classifications of 'below average' Open Spaces. It is important to note that crime hotspots are concentrated in areas lacking Open Space, e.g. Noel Park ward, whilst Open Spaces which do fall within a crime hotspot area are generally considered to be below average in quality.

Figure 3.3 - Open Space Quality and Crime Hotspots

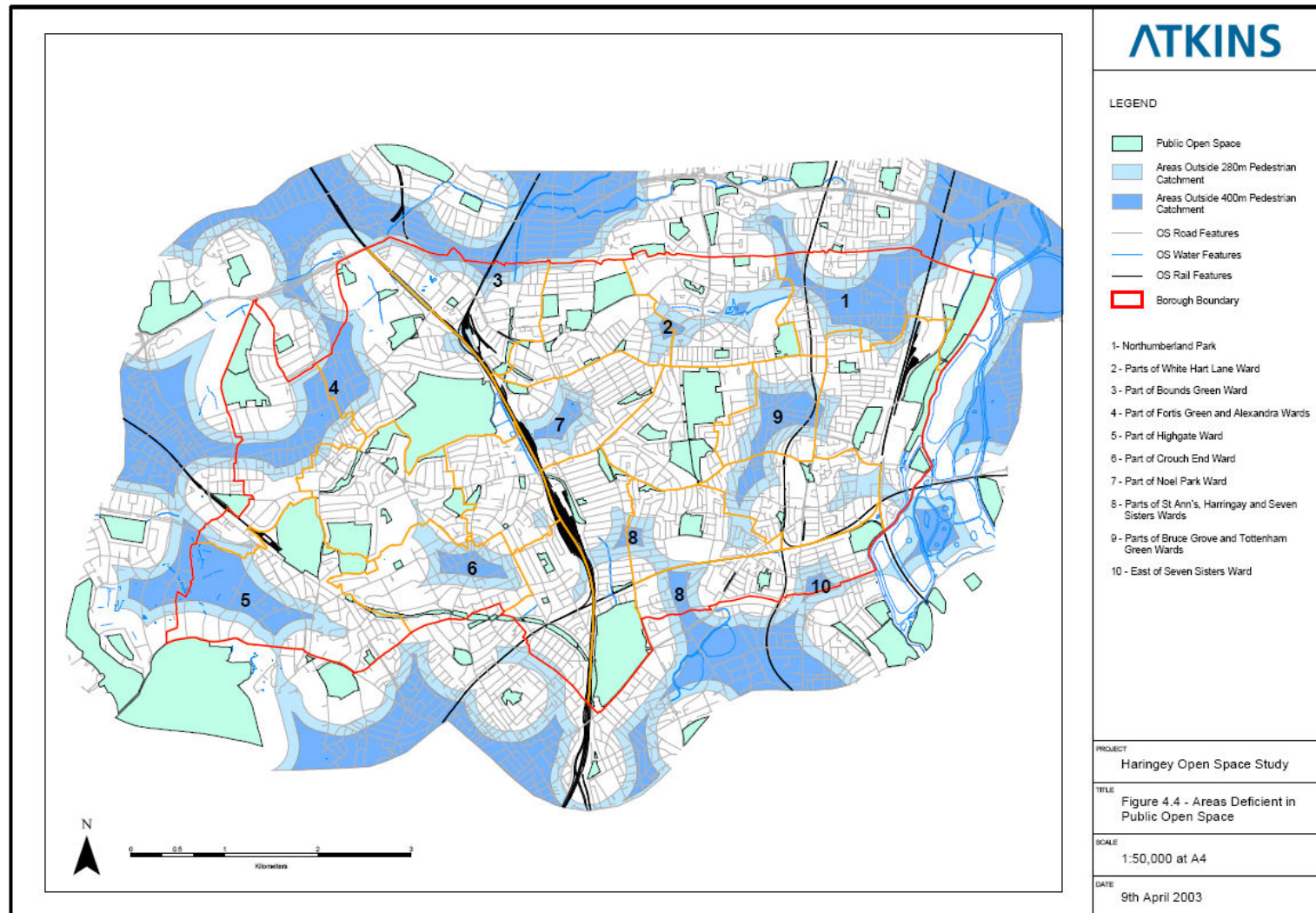


Source: Open Space and Sports Assessment – Volume 1, Atkins, 2003

Areas of Open Space Deficiency

- 3.45 Several small areas of the Borough are more than 400m walking distance from public Open Space, (Figure 3.4) and are therefore in areas of deficiency. There are ten wards in total; the most significant are as follows:
- ◆ Northumberland Park ward (approx. 75%);
 - ◆ White Hart Lane ward (approx. 50%);
 - ◆ Fortis Green and Alexander wards (approx. 12% of each);
 - ◆ Highgate ward (approx. 25%); and
 - ◆ Crouch End ward (approx. 25%).
- 3.46 A target in the Haringey Annual Monitoring Report is to reduce the proportion of the Borough in an area of Open Space deficiency by 10% by 2016. It can be seen that the areas of higher deprivation correspond to some of the areas with deficiencies in access to Open Space.
- 3.47 The current provision of public Open Space is 1.7 ha per 1000 population well below the National Playing Fields Association standard of 2.43 ha per 1000 population. However it is recognised that the National Playing Fields Association standard is not applicable in London due to physical space constraints.

Figure 3.4 - Areas Deficient in Public Open Space

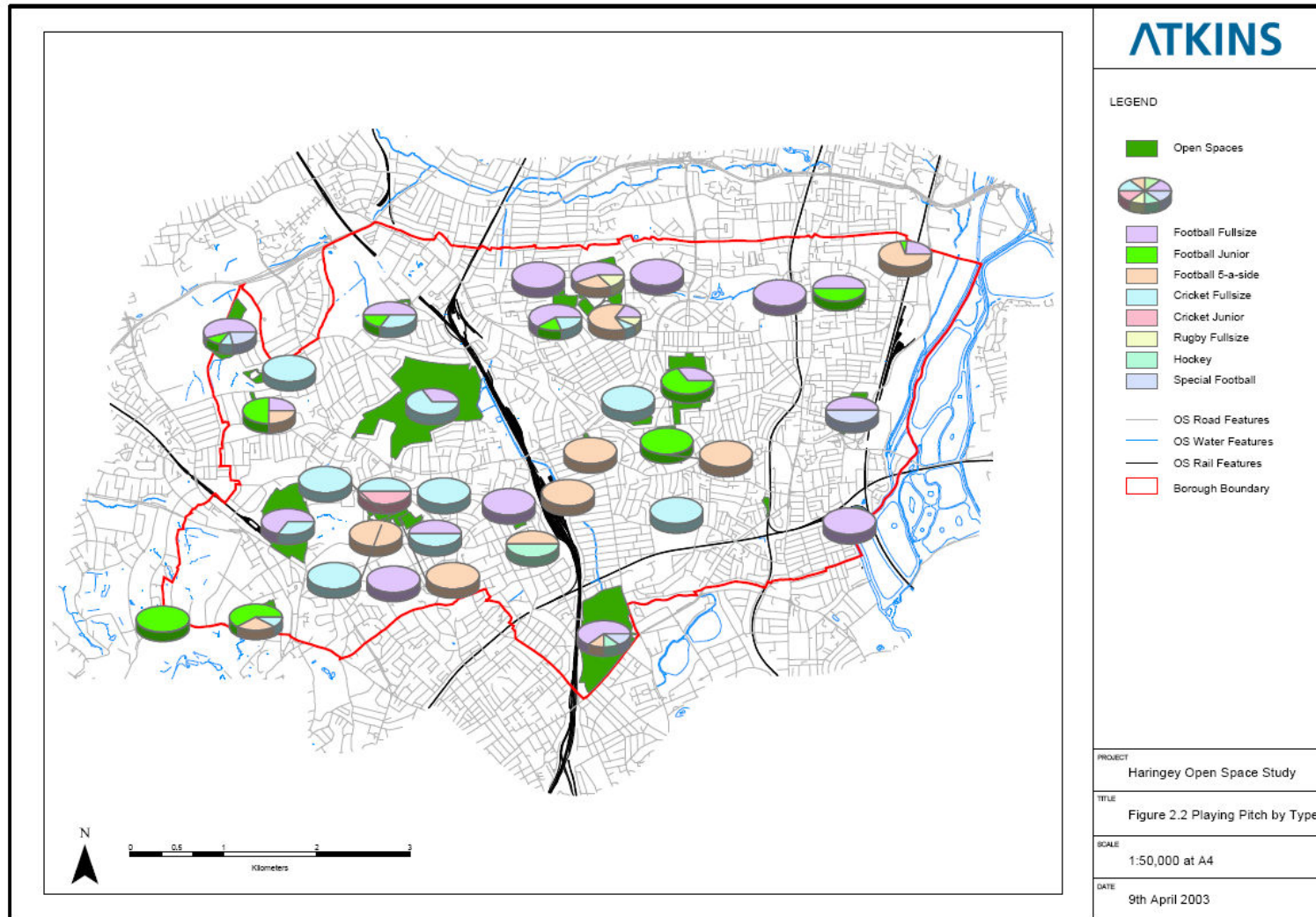


Source: Open Space and Sports Assessment, Atkins, 2003.

Outdoor Sports Provision

- 3.48 Within the Borough there are a total of 46 full size football pitches, 23 cricket pitches, 2 rugby pitches and 2 hockey pitches. There is also provision for junior leagues with 19 junior (6-a-side) football pitches, 36 5-a-side pitches and 2 junior cricket pitches (shown in Figure 3.5).
- 3.49 This total equates to one pitch for every 2,813 people within the study area (2001 population figures). This ratio is below the equivalent national figure of 1 pitch for every 989 people and the figure for Greater London of one pitch per 1,335 people (both 1991 data)
- 3.50 There are some issues with access to pitches as some are owned by the council with unlimited access whereas some are located within schools or are part of private clubs.
- 3.51 Around a third of the Borough is not located within walking distance of any outdoor sports provision currently managed for pitch sports.
- 3.52 The condition of most outdoor sports pitches in the Borough is either 'good' or 'fair'. However there is a relative lack of pitches in good condition within the east of the Borough south of the Lordship Lane.
- 3.53 Changing facilities are an important part of the enjoyment of outdoor sports, however about 22% of sites have no access to changing facilities and 14% of sites have changing facilities, which are in poor external condition.

Figure 3.5 - Playing Pitch by Type



Source: Open Space and Sports Assessment – Volume 2, Atkins, 2003.

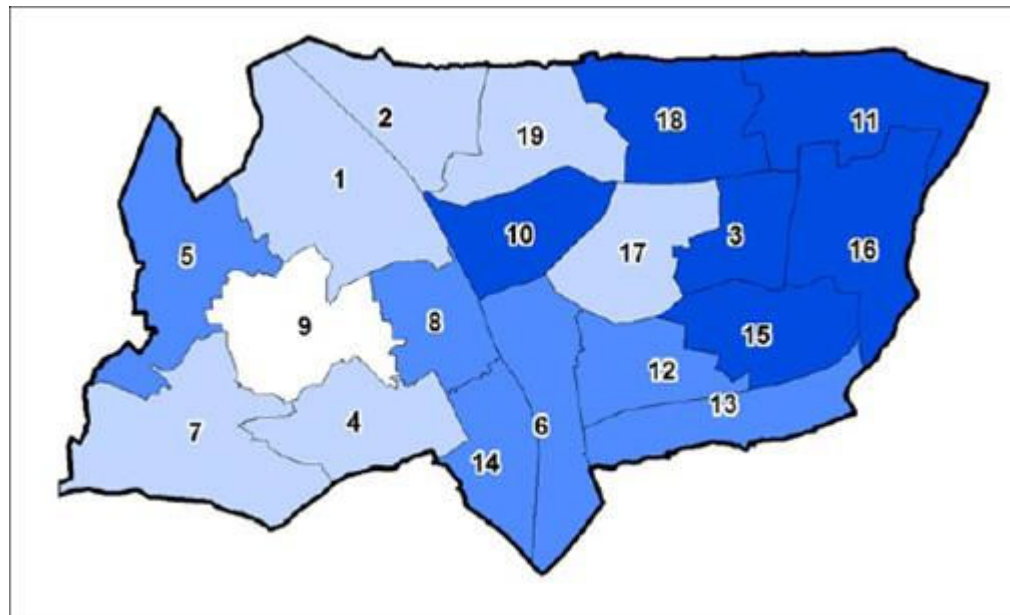
Health

- 3.54 Road injury rates, smoking rates, heart disease and stroke are more prevalent in Haringey than the England average, and people are more likely to be feeling in poor health than England as a whole. However, alcohol issues, drug misuse rates, mental health treatment rates, diabetes, tooth decay are all less prevalent than the England average.
- 3.55 The Borough has a marginally higher level of long-term limiting illness than the London region (16% instead of 15% of the population). The distribution by ward is between 12-13% (Crouch End, Fortis Green, Stroud Green and Alexandra wards) and 18-19% (St Anns, Noel Park, Northumberland Park and White Hart Lane), reflecting a similar east-west split shown in the deprivation levels.

Life Expectancy

- 3.56 Life expectancy varies between 74.9 years for the lowest 20% of wards in the Borough (in the north-east and centre), to 79.6 years for the highest 20% (which include Muswell Hill and West Green wards). The mean is 77.5 years.
- 3.57 Figure 3.6 illustrates life expectancy within the Borough relative to the England average. Muswell Hill ward (9) displays a significantly higher life expectancy than the Borough average, but six wards (Bruce Grove, Noel Park, Northumberland Park, Tottenham Green, Tottenham Hale and White Hart Lane) show significantly lower life expectancy than the average.

Figure 3.6 - Life expectancy in Haringey



Comparison to England average (78.5 years) 2000-04

- Significantly lower
- Lower but not statistically significant
- Higher but not statistically significant
- Significantly higher

Ward legend

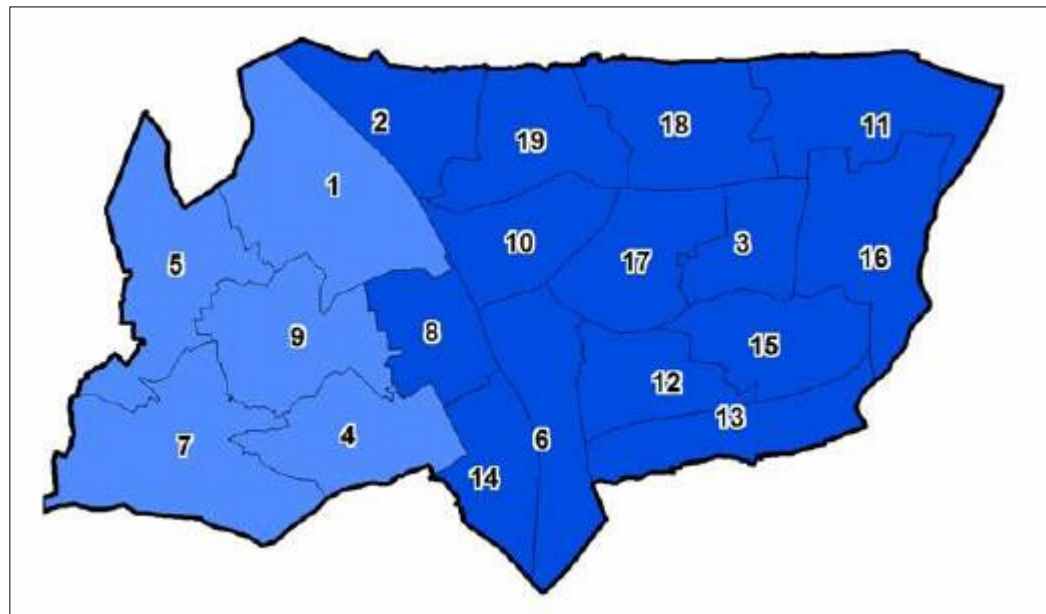
- | | |
|--|---|
| <ul style="list-style-type: none"> 1 Alexandra 2 Bounds Green 3 Bruce Grove 4 Crouch End 5 Fortis Green 6 Harringay 7 Highgate 8 Hornsey 9 Muswell Hill 10 Noel Park 11 Northumberland Park 12 St Ann's 13 Seven Sisters 14 Stroud Green | <ul style="list-style-type: none"> 15 Tottenham Green 16 Tottenham Hale 17 West Green 18 White Hart Lane 19 Woodside |
|--|---|

Source: Haringey Health Profile 2006

ECONOMIC**Deprivation**

- 3.58 The Annual Monitoring Report (2006) states that Haringey is often described as an outer London Borough with inner city problems, and is economically and socially polarised. The west parts of the Borough are affluent whilst 30% of the Borough's population live in central and eastern areas that are within the 10% most deprived in England. The Borough overall is the tenth most deprived district in England as measured by the 2004 Indices of Deprivation.
- 3.59 In March 2006, 7.7% of Haringey's residents were unemployed, higher than the London rate (4.6%) and more than double the national unemployment rate. The ward of Northumberland Park had the highest unemployment rate of all London wards at 18.2%. The 2001 Census suggests that long-term unemployment is a serious issue for the Borough; more than half of the unemployed Haringey residents have not worked for over 2 years or have never worked.
- 3.60 The Haringey Neighbourhood Renewal Strategy identifies priority areas where regeneration initiatives are targeted:
- ◆ Wood Green town centre, Noel park estate and parts of Woodside ward;
 - ◆ Central Tottenham and Seven sisters wards;
 - ◆ Northumberland Park;
 - ◆ White Hart Lane ward; and
 - ◆ Bruce Grove / High Cross, including Broadwater Farm Estate.
- 3.61 Figure 3.7 shows the distribution of deprivation within the Borough, relative to England as a whole. Deprivation is concentrated in the western half of the Borough where long-term structural problems of unemployment have developed and little Open Space is located.

Figure 3.7 - Deprivation in Haringey



**Index of Multiple Deprivation
2004 Ward averages**

- Most deprived 25%
- Second most deprived 25%
- Second least deprived 25%
- Least deprived 25%

Ward legend

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 Alexandra 2 Bounds Green 3 Bruce Grove 4 Crouch End 5 Fortis Green 6 Harringay 7 Highgate 8 Hornsey 9 Muswell Hill 10 Noel Park 11 Northumberland Park 12 St Ann's 13 Seven Sisters 14 Stroud Green | <ul style="list-style-type: none"> 15 Tottenham Green 16 Tottenham Hale 17 West Green 18 White Hart Lane 19 Woodside |
|--|---|

KEY SUSTAINABILITY ISSUES**Introduction**

- 3.62 The next task in the SA is the identification of sustainability issues. The identification of sustainability issues provides an opportunity to define key issues for the SPD and to improve the SPD objectives and options. The analysis of sustainability issues influences the development of the baseline and the SA framework, in particular in identifying and selecting indicators and targets.
- 3.63 The requirement to identify sustainability problems and issues arises from the SEA Directive, where the Environmental Report required under the Directive should include:
- “any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC(Birds) and 92/43/EEC(Habitats)”(Annex I (d))*
- 3.64 Table 3.3 below presents the results of the preliminary analysis of key sustainability issues.

Table 3.3 – Key Sustainability Issues

Key Issues / Problems	Opportunities/Implications for SPD	SEA Topic	Relationship to SA Objectives in Table 3.4.
SOCIAL			
<p>Open Space Deficiency There are deficiencies in the supply of all open space types within Haringey. This deficiency, if not addressed, will be exacerbated by the projected increase in population of 34816 by 2026.</p>	Opportunity for the SPD to set standards to improve the supply of open spaces and the quality and quantity of open spaces within the study area to meet the needs of the existing and projected additional population.	Population, Landscape	Reflected in SA objective 1
<p>Outdoor Sports Facilities Deficiency The ratio of playing pitches to population in 2001 was 1 pitch to 2,813 residents. This is lower than the Greater London ratio of 1:1,335 and the National ratio of 1:989. Pitches are concentrated in the south west and north, with 1/3 of the Borough not within 280m of a playing pitch and access is variable throughout the Borough. There is a wide variety in the provision and quality of changing facilities for playing pitches in the study area which deters people from utilising certain facilities.</p>	Opportunity for the SPD to set standards to improve the quantity, distribution, quality and access of playing pitches within the study area.	Population, Human Health	Reflected in SA objective 1
<p>Open Space Access The presence of busy roads near open spaces, and/or restrictive opening times often deters the widest range of users.</p>	Opportunity for the SPD to encourage the improvement of accessibility to public open spaces within the Borough.	Population, Human Health	Reflected in SA objectives 3 and 4
<p>Levels of Usage and Site Quality There is a direct correlation between site quality and level of usage with better maintained sites attracting higher levels of usage. Low usage of the open space due to poor quality leads to reduced physical activity levels of the community which contribute to poor health in the area.</p>	Opportunity for the SPD to encourage quality improvements to achieve greater usage of existing open space	Population, Human Health, Cultural Heritage	Reflected in SA objective 1

Key Issues / Problems	Opportunities/Implications for SPD	SEA Topic	Relationship to SA Objectives in Table 3.4.
<p>Creating Safer Open Space Environments Visitor perceptions of personal safety and security have been identified as the key factor affecting usage levels and enjoyment of open space.</p>	<p>Opportunity for the SPD to encourage improvements to public open spaces to improve the public safety of open space environments throughout the Borough.</p>	<p>Population, Human Health</p>	<p>Reflected in SA objective 3</p>
<p>Educational Use of Open Space The use of open spaces has been identified as a useful resource for local schools in relation to physical education and science lessons.</p>	<p>Opportunity for the SPD to expand the role of open spaces in the provision of environmental education.</p>	<p>Population, Human Health</p>	<p>Reflected in SA objective 5</p>
ENVIRONMENTAL			
<p>Protection of Biodiversity and Nature Conservation There is a need for further integration of biodiversity protection and nature conservation within the management of green open spaces in general</p>	<p>Opportunity for the SPD to provide standards to maintain and enhance the biodiversity of the Borough, to seek opportunities for new areas of open space with biodiversity interests and to work with allotment site associations to encourage biodiversity on allotments.</p>	<p>Biodiversity, Population, Human Health</p>	<p>Reflected in SA objective 8</p>
<p>Poor Air Quality The whole Borough is declared as an AQMA.</p>	<p>Opportunity for the SPD to set standards for the delivery of new open space which could potentially have a role in buffering areas of poorer air quality.</p>	<p>Air, Population, Human Health</p>	<p>Reflected in SA objective 7</p>
<p>Flood Risk The eastern side of the Borough falls within Environment Agency flood zones 2 and 3 with the rest of the Borough within zone 1.</p>	<p>Opportunity for the SPD to set standards for the delivery of new open space which could potentially have a role in attenuating flood risk.</p>	<p>Water, Human Health</p>	<p>Reflected in SA objective 9</p>
<p>Climate Change CO₂ emissions are likely to continue to increase and open spaces can play a role in carbon sequestration.</p>	<p>Opportunity for the SPD to set standards for the delivery of new open space which could act as carbon sink.</p>	<p>Climatic factors</p>	<p>Reflected in SA objective 10</p>

Key Issues / Problems	Opportunities/Implications for SPD	SEA Topic	Relationship to SA Objectives in Table 3.4.
<p>Protection and Enhancement of Heritage Assets There are 36 Historic Parks and Gardens in the Borough which are locally listed and have no statutory status. Of these, 2 (Finsbury Park and Alexandra Park) are on the National Register of Parks and Gardens of Historic Interest. Several parks also form part of Conservation Areas, and provide valuable settings to other heritage assets such as Listed Buildings.</p>	<p>Opportunity for the SPD to encourage improvements to public open spaces to provide for the protection and enhancement of heritage assets.</p>	<p>Cultural Heritage</p>	<p>Reflected in SA objective 6</p>
ECONOMIC			
<p>Attractiveness to New Investment Presently, open space quality is generally low. Improving the quality open space is likely to make the area more attractive visually and increase the quality of life for the local community, both factors that could attract new investment.</p>	<p>Opportunity for the SPD to set standards to improve open space quality and attractiveness of the area to new investment and employment opportunities.</p>	<p>Population</p>	<p>Reflected in SA objective 11</p>

SUSTAINABILITY APPRAISAL FRAMEWORK

- 3.65 A SA framework has been developed using an iterative process, based on the review of relevant plans and programmes, the evolving baseline, and developing analysis of key sustainability issues.
- 3.66 The SA framework of objectives, indicators and targets against which it is proposed to assess the SPD is set out in Table 3.4. It consists of objectives which may be expressed in the form of targets, the achievement of which should be measurable using identified indicators.
- 3.67 The 11 SA objectives have been worded so that they reflect one single desired direction of change for the theme concerned and do not overlap with other objectives. They include both externally imposed social, environmental and economic objectives and others devised specifically in relation to the context of the SPD being prepared and they are distinct from the SPD objectives.
- 3.68 A preliminary set of indicators was derived to capture the change likely to arise from the SPD implementation and will play a role in the assessment itself. As the SA progressed the set of indicators has been refined and is shown in Table 3.4.
- 3.69 Where appropriate existing data sources and indicators which are already monitored in the Borough have been used. In some cases, specific new indicators are proposed which will require monitoring by relevant bodies should significant effects relating to the SA objectives concerned be identified as part of the assessment of effects during SA Stage B. Developing a good balance of appropriate and reliable indicators across the set of SA objectives will be critical in the development of an effective but also practical monitoring programme.

Table 3.4 - SA Framework

Key to Data Availability for Indicators

Italic = Known data for Haringey Borough
Underlined = Data for Haringey Borough currently unknown

No	Draft SA Objective	Potential Indicators	Target	SEA Topics
Social				
1	To promote the enjoyment of the Borough’s open spaces for recreation and amenity purposes by all sections of the community	<i>Ha of accessible public open space per 1000 population</i>	Reduce the proportion of the Borough in area of open space deficiency by 10% by 2016 <i>Source: Annual Monitoring Report, London Borough of Haringey, 2006</i>	Population, Human Health
		<i>Area of public open space deficiency</i>		
		<i>Area of allotment deficiency</i>	To reduce	
		<i>Area of playing pitch deficiency</i>	To reduce	
		<i>Number of open spaces managed to Green Flag standard</i>	Increase	
		<i>Annual number of planning permissions implemented which make contributions towards open space quantity or quality</i>	No target identified.	
		<u>Number of people from minority groups using open space</u>	No target identified	
		<u>Management and maintenance resources for new open spaces</u>	Of appropriate level for open space created	
2	To improve the population’s health through increase levels of physical activity	<i>Proportion of people with self-assessed good health</i>	No target identified	Human Health
		<u>Number of people who take part in a minimum of 30 minutes a day of physical activity</u>	50% of the population by 2020 <i>Source: Central Government</i>	

No	Draft SA Objective	Potential Indicators	Target	SEA Topics
3	To improve safety, reduce crime and fear of crime in and adjacent to areas of open space	<i>Overall crime rate per 1000 population</i>	To reduce crime by 15% and further in high crime areas <i>Source: The Haringey Safer Communities Strategy 2005–2008</i>	Population, Human Health
		<i>Fear of Crime Survey Results</i>	No target identified	
4	To improve access to open space by public transport, cycling and walking	<u>Number of public transport routes which stop within 10m of open space</u>	Increase	Population, Human Health, Air
		<u>Number of cycling and walking routes serving open spaces</u>	Increase	
5	To develop the educational role of open space	<u>Number of environmental education initiatives linked to open spaces</u>	Increase	Population
Environmental				
6	To protect areas of recognised cultural heritage and/or landscape value	<u>Number of proposals negatively affecting Historic Parks and Gardens</u>	Zero	Cultural Heritage, Landscape
		<u>Number of initiatives to develop and implement conservation and management plans</u>	Increase	
7	To improve air quality	<i>Number of days when air pollution is moderate or high for PM₁₀</i>	National Air Quality Standard	Air, Climatic factors
		<i>Annual average nitrogen dioxide concentration</i>	National Air Quality Standard	
		<u>Number of trees planted in open spaces</u>		
8	To protect and enhance biodiversity in open spaces	<u>Number of open space initiatives encouraging biodiversity</u>	Increase	Biodiversity, Flora and Fauna, Climatic factors
		<u>Number of trees planted in open spaces</u>	Increase	
9	To reduce the risk of flooding	<i>Area of Floodplain</i>	No target identified	Water
		<u>Number of open space initiatives contributing to flood risk attenuation</u>	No target identified	
10	To reduce greenhouse gases emissions and improve carbon sink function	<u>Number of trees planted in open spaces</u>	Increase	Climatic factors
		<u>Number of public transport routes which</u>	Increase	

No	Draft SA Objective	Potential Indicators	Target	SEA Topics
		<u>stop within 10m of open space</u>		
		<u>Number of cycling and walking routes serving open spaces</u>	Increase	
Economic				
11	To enhance the attractiveness of the area to investment	<i>Ha of accessible public open space per 1000 population</i>	Reduce the proportion of the Borough in area of open space deficiency by 10% by 2016 <i>Source: Annual Monitoring Report, London Borough of Haringey, 2006</i>	Population
		<i>Area of open space deficiency</i>	To reduce to zero <i>Source: London Borough of Haringey</i>	
		<i>Quality of Open Spaces</i>	Green Flag standard	

- 3.70 The SA framework is the key tool used in the assessment of effects. The prediction of effects, in terms of their magnitude, frequency, duration, and spatial extent, is conducted via detailed analysis of the baseline data. It is thus important to ensure that critical aspects of the baseline can be directly related to the objectives and indicators of the SA framework. Determining the significance of predicted effects is perhaps the most critical task in the SA. The picture that the baseline presents in terms of the SA framework is the starting point for this.

Predicted Future Trends

- 3.71 The SEA Directive requires the consideration of the likely evolution of the state of the environment without the implementation of the plan. During the lifetime of the SPD it is predicted that there will be external influences and variables which could affect the Haringey Borough.
- 3.72 Without the SPD, the predicted population increase of between 20,000 to nearly 35,000 people by 2016 means that it is likely that provision of Open Space will decrease in the Borough on a per 1000 population basis.
- 3.73 Additionally the increase in population using existing Open Spaces has the potential to cause a decrease in the quality of Open Spaces through increased levels of usage. This is also likely to have knock-on effects on biodiversity and air quality.

4. Strategic Options

- 4.1 The production of the SPD has been strongly influenced by two key documents. These are:
- ◆ The Haringey UDP; and
 - ◆ PPG17.
- 4.2 Section 1 of this report highlights that the SPD was produced to support and elaborate on Haringey Unitary Development Plan (UDP) 'saved' policies on Open Space, which include in particular OS15 as well as OS11, OS12 and OS13. These policies are particularly important in a London Borough as the National Playing Fields Standards, which have been applied by some Council's outside of London, are not applicable in London due to the physical constraints on space and development.
- 4.3 On a national scale PPG 17 (2002) sets out Government policy on open space, sport and recreation for new development.
- 4.4 PPG17 highlights that Local authorities should ensure provision of local sports and recreation facilities, which can either be through an increase in the number of facilities or through improvements to existing facilities. PPG17 emphasises the need for Local Authorities to develop their own Open Space standards.
- 4.5 It is possible for planning obligations to be used to seek increased provision of open spaces and local sports and recreational facilities and the enhancement of existing facilities.
- 4.6 As a result of the influence and guidance from these two documents in terms of preferred options, the production of the SPD did not involve the identification and appraisal of further options.

5. Assessment of Significant Effects of the SPD

INTRODUCTION

- 5.1 This task comprises systematic prediction of changes to the sustainability baseline arising from the SPD's preferred options. These are compared both with the 'do nothing' or 'business as usual' scenario. As required by the SEA Directive, predicted effects must be fully characterised in terms of their magnitude, the time period over which they occur, whether they are permanent or temporary, positive or negative, probable or improbable, frequent or rare, and whether there are cumulative and/or synergistic effects. Ideally, the effects of the evolving plan should be predicted and assessed during the plan-making process to ensure that the final plan is as sustainable as possible.
- 5.2 The SEA Directive states that in the Environmental Report:
- 'The likely significant effects on the environment of implementing the plan or programme....and reasonable alternatives....are [to be] identified, described and evaluated' (Article 5.1). The Environmental Report should include information that may 'reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme [and] its stage in the decision-making process' (Article 5.2).*
- 5.3 In addition, the SEA Directive requires the Environmental Report to outline measures to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme (Annex I (g)).
- 5.4 Existing SA guidance recognises that the most familiar form of SA prediction and evaluation is generally broad-brush and qualitative. It is recognised that quantitative predictions are not always practicable and broad-based and qualitative predictions can be equally valid and appropriate. This section outlines the SPD preferred options that have been assessed, the methodology that has been used for the assessment of significant effects as part of Stage B of the SA process and provides an assessment of the options.

SPD COMPONENTS

- 5.5 The SPD sets out the policy background which has influenced its production, which as highlighted in section 4 includes PPG17 and the Haringey UDP.
- 5.6 The SPD also sets Open Space Standards for a range of Open Space types. These are: Public Parks, Children's Play Space, Playing Pitches, Tennis Courts, Natural and Semi- Natural Greenspace, Allotments, Amenity Greenspace, Indoor Sports Hall and Swimming Pools.
- 5.7 The main component of the SPD is the process for considering planning obligations relating to new residential units which is a "Step by Step Process for Calculating Open Space, Sport and Recreation Contributions". These steps are summarised below:

Sustainability Appraisal Report

-
- ◆ STEP 1: Determine if the type of development proposed generates a demand for any of the categories of Open Space, Sport and Recreation Space – development such as most housing will require all forms of open space, however housing for the elderly may not require as much space as they are less likely to be as active. Commercial development will not require open space such as child play areas and playing pitches.
 - ◆ STEP 2: Calculate the relevant Open Space, Sport and Recreation Requirement – this involves establishing the total number of persons and number of children estimated to be occupying the development and multiplying this by the level/area of Open Space, Sport and Recreation provision required per person.
 - ◆ STEP 3: Assess how far demand creates a quantitative deficit or qualitative shortfall, in any of the above forms of Open Space, Sport and Recreation space – Where the calculations for step 2 show the requirement of the new development for open space will not be met by existing provision, calculations can be made to establish how much will be required to meet their needs.
 - ◆ STEP 4: Decide whether provision should be made on-site or off-site – Development under a certain threshold of dwellings will be able to provide open space off site.
 - ◆ STEP 5: Calculate scale of development contribution off site or provide on-site – Developments which fall below the thresholds determined in step 4, will need to calculate the value of off site provision.
 - ◆ STEP 6: Secure maintenance through commuted sum payment where relevant - Maintenance payment, covering the cost of maintenance for a 20 year period, will be sought by the Council.

ASSESSMENT ASSUMPTIONS AND RATIONALE

- 5.8 As already discussed in Section 2 on methodology, the assessment undertaken relies heavily on professional judgement which has necessarily an element of subjectivity. It also relies on certain assumptions about the changes to people's behaviour as a result of the policies being assessed and the way development will be implemented. The assessment focused on the Open Space standards and the Step by Step process proposed in the draft SPD as set above and was undertaken taking into account the considerations outlined in Table 5.1.

Table 5.1 – Assessment Rationale

SA Objective		Assessment Rationale
1	To promote the enjoyment of the Borough's Open Spaces for recreation and amenity purposes by all sections of the community	Consideration of whether the SPD will increase quality and quantity of open space which can be enjoyed by all members of the community for a range of formal and informal activities. Level of resources for management and maintenance of Open Spaces.
2	To improve the population's health through increase levels of physical activity	Consideration of whether the SPD will encourage all members of the community to take part in physical activity.
3	To improve safety, reduce crime and fear of crime in and adjacent to areas of Open Space	Consideration of whether the SPD will reduce crime through provision of CCTV and designing out crime. Consideration of whether the SPD will indirectly reduce crime and fear of crime through increased quality of open space.
4	To improve access to Open Space by public transport, cycling and walking	Consideration of whether the SPD will enable members of the community to easily travel to areas of open space using public transport or by walking and cycling.
5	To develop the educational role of Open Space	Consideration of whether the SPD will allow better use of open space for educational purposes.
6	To protect areas of recognised cultural heritage and/or landscape value	Consideration of whether the SPD will maintain and increase the cultural and landscape value of open space in Haringey.
7	To improve air quality and carbon sink function	Consideration of whether the SPD will protect areas of open space which help decrease air pollution
8	To protect and enhance biodiversity in Open Spaces	Consideration of whether the SPD will increase biodiversity in open space
9	To reduce the risk of flooding	Consideration of whether the SPD will encourage the use of SuDS and other flood reduction measures as part of open space.
10	To reduce greenhouse gases emissions and improve carbon sink function	Consideration of whether the SPD will encourage reduction of CO ₂ emissions and CO ₂ sequestration.
11	To enhance the attractiveness of the area to investment	Consideration of whether improvements to the quality and quantity of open space will increase investment in the area.

ANALYSIS OF RESULTS

- 5.9 Appendix D presents the results of detailed appraisal of the potential effects of the SPD predicted to arise from its implementation. The section below presents an analysis of the detailed appraisal in terms of the significance of effects. Suggestions for mitigation of adverse effects, and recommendations for improvements to the SPD are set out in this section.
- 5.10 Overall, the results show that there will be significant positive effects on the social and economic objectives. The situation with regards to the environmental objectives is less positive.
- 5.11 In establishing open space standards the SPD will have a moderate positive long term effect on SA Objective 1 by promoting the enjoyment of the Boroughs open space. Without this SPD there would be a lack of clear guidance for the provision of new open spaces associated with development. This would mean an increasing number of people would use open space which could cause crowding and conflicts of interest. As a result may deter some groups of the community from using the open space. Additionally this increase in use is likely to decrease the quality of open space facilities, such as changing rooms, through overuse by increasing numbers of people. It is however unclear how the needs of all sections of the community will be met through the proposed standards.
- 5.12 By ensuring there will be standards of open space quantity and quality, the SPD should have a positive effect on SA Objective 2 in relation to the community's health. Providing open space gives people the opportunity to take part in physical activity which can improve health, as well as providing them with a place they can go to relax and reduce stress which can have as much as a detrimental effect on health as the lack of physical activity.
- 5.13 As part of improving the quality of open space, the SPD will have a slight positive effect on SA Objective 3 to improve safety, reduce crime and fear of crime. This is the result of neglected open spaces often becoming areas that are used for crime or are perceived as attracting crime or being unsafe. By providing new and secure facilities in open space as well as security measures such as CCTV, this perception can be changed.
- 5.14 SA Objective 4 to promote access to open space by public transport, walking and cycling should be a key aim of the SPD as it sets access standards and will provide open space in areas that are currently deficient. This deficiency would otherwise increase, causing people to travel further to access open space which at some point may require the use of a private car to access open space of a certain quality or type. Although this is addressed to some extent the SPD should give further consideration to the provision of public transport and cycle routes in particular.
- 5.15 Open space can have an important educational role as well as being a place to exercise and relax. The SPD will have no effect on this (SA Objective 5) as no requirement is set for financial contributions for open space to be for the provision of open space and facilities which can be used for educational purposes.

Sustainability Appraisal Report

-
- 5.16 Provision of good quality and quantities of open space makes an area attractive to live in but can also appeal to investors. Therefore the SPD will have a moderate positive long term effect on the only economic SA Objective 11 to enhance the attractiveness of the area to investment.
- 5.17 The SPD will have no effect on SA Objective 6 to protect cultural heritage and/or landscape value. Financial contributions suggested for off site provision should be used for providing new cultural heritage or landscape features or improving existing features where appropriate and this needs to be referred to in the SPD.
- 5.18 The SPD will have an indirect slight positive effect on SA objective 7 to improve air quality. This is a result of the capacity of vegetation in open space to some degree “filter” pollution from the air.
- 5.19 As part of setting standards for open space, the SPD includes the need for provision of Natural and Semi Natural Greenspace and Allotments which both have important roles in relation to biodiversity. This will have a slight positive effect on SA Objective 8.
- 5.20 The SPD’s standards will ensure current levels of open space will remain, this will have a slight positive effect on SA Objective 9 to reduce flood risk, as areas of open space provide permeable surfaces that can attenuate run off rather than entering water courses through over land flow which can increased flood risk.
- 5.21 The SPD will have a slight positive effect on SA objective 10 to reduce greenhouse gases emissions and improve carbon sink function, as areas of open space can provide a carbon sequestration role. The achievement of reduction in greenhouse gases emissions, in particular CO₂, is linked to the achievement of SA objective 4.

RECOMMENDATIONS FOR IMPROVEMENTS TO THE SPD

- 5.22 The following recommendations were made to improve the overall sustainability performance of the SPD:
- ◆ The SPD should consider the particular needs of all sections of the community;
 - ◆ The SPD needs to encourage the need to design out crime or provide adequate surveillance, through CCTV for example. This is particularly important for open spaces created off site;
 - ◆ The SPD needs to state that contributions for off site provision in relation to access include provision of public transport and/or cycle/pedestrian routes from the development to the nearest open space to minimise the use of the private car for such journeys;
 - ◆ The SPD needs to state that contributions for open space should also take into account its educational role;
 - ◆ The SPD needs to state that contributions for open space should protect and improve cultural and landscape value;
 - ◆ The SPD needs to ensure that biodiversity protection and enhancement within areas of open space should be a recipient of on site and off site contributions; and
 - ◆ The SPD should promote the planting of trees in new open spaces.

6. Mitigation

- 6.1 The term mitigation encompasses any approach which is aimed at preventing, reducing or offsetting significant adverse environmental effects that have been identified. In practice, a range of measures applying one or more of these approaches is likely to be considered in mitigating any significant adverse effects predicted as a result of implementing the SPD. In addition, it is also important to consider measures aimed at enhancing positive effects. All such measures are generally referred to as mitigation measures.
- 6.2 However, the emphasis should be in the first instance on proactive avoidance of adverse effects. Only once alternative options or approaches to avoiding an effect have been examined should mitigation then examine ways of reducing the scale/importance of the effect.
- 6.3 Mitigation can take a wide range of forms, including:
- ◆ Refining options in order to improve the likelihood of positive effects and to minimise adverse effects;
 - ◆ Technical measures (such as setting guidelines) to be applied during the implementation stage;
 - ◆ Identifying issues to be addressed in project environmental impact assessments for certain projects or types of projects;
 - ◆ Proposals for changing other plans and programmes; and
 - ◆ Contingency arrangements for dealing with possible adverse effects.
- 6.4 However, the emphasis should be in the first instance on proactive avoidance of adverse effects. Only once alternative options or approaches to avoiding an effect have been examined should mitigation then examine ways of reducing the scale/importance of the effect.

GENERAL MITIGATION MEASURES

- 6.5 As a result of all SA Objectives having a positive or no effect there is no mitigation required.

7. Post Consultation Changes to the SPD

- 7.1 Following the public consultation on the draft SPD a number of minor changes were made to the SPD, for example, including reference to the heritage value of open space and the fact that contributions could be used to improve heritage value.
- 7.2 These changes have been reviewed and are deemed to be non-significant and in particular relation to heritage, are likely to increase the scale of positive effects reported in the consultation SAR. Therefore, no additional sustainability assessment has been undertaken as a result of public consultation changes.

8. Monitoring

- 8.1 The SEA Directive states that ‘member states shall monitor the significant environmental effects of the implementation of plans and programmes.....in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action’ (Article 10.1). In addition, the Environmental Report should provide information on a ‘description of the measures envisaged concerning monitoring’ (Annex I (i)) (Stage E).
- 8.2 SA monitoring will cover significant social and economic effects as well as significant environmental effects and it involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant effects (both positive and negative) being monitored. In line with the SEA Directive, these significant positive and negative effects should be monitored with the implementation of the SPD.
- 8.3 The sustainability appraisal of the SPD has identified significant effects with regards to certain SA objectives which will require monitoring. In addition, the SPD itself requires monitoring of certain areas. The significant effects identified are:
- ◆ Effect on promoting the enjoyment of the Borough’s Open Spaces for recreation and amenity purposes by all sections of the community (positive);
 - ◆ Effect on improving the population’s health through increase levels of physical activity (positive);
 - ◆ Effects on enhancing the attractiveness of the area to investment (positive).
- 8.4 The SA framework (Table 3.4) contains indicators which could be used to monitor significant effects post implementation. These indicators should be used as the basis for preparing the monitoring programme bearing in mind that it will not always be necessary to collect data for all the indicators.
- 8.5 The SA guidance recommends SA monitoring to be incorporated into Local Authority’s existing monitoring arrangements. In accordance with Regulation 48 of the Town and Country Planning Regulations, the Council is required to prepare an Annual Monitoring Report (AMR) to assess the implementation of the Local Development Framework and the extent to which core policies are being achieved and to identify any changes if a policy is not working or if the targets are not met. It is thus important that the Council seeks to integrate the monitoring of the SPD’s significant sustainability effects in these wider monitoring arrangements.

9. Conclusion

- 9.1 The Haringey Open Space and Recreational Standards Supplementary Planning Document has been the subject of a sustainability appraisal incorporating strategic environmental assessment and significant effects have been identified.
- 9.2 The SPD is predicted to have positive effects on most SA Objectives although no effects have been predicted against some environmental objectives.
- 9.3 The findings of this assessment conclude that the sustainability performance of the SPD could still be further improved by taking account of the recommendations contained in this report. It is understood that these recommendations are now reflected in the final SPD.
- 9.4 The draft Open Space and Recreational Standards SPD and the Sustainability Appraisal Report were the subject of public consultation between 29th November 2007 and 24th January 2008. Minor amendments were made to the SPD and Sustainability Appraisal Report as a result of public consultation which have strengthened the positive effects reported in the consultation SAR.

10. References

Air Quality - www.londonair.org.uk

Flood Risk - www.environment-agency.gov.uk

Haringey Adopted Unitary Development Plan, July 2006

Haringey Biodiversity Action Plan, September 2004

Haringey Draft Open Space Strategy "A Space for Everyone" June 2005

Haringey Open Space and Sports Assessment - Volume 1: A Strategic Open Space Assessment. Atkins, October 2003.

Haringey Open Space and Sports Assessment - Volume 2: Sports Facilities Assessment. Atkins, July 2004.

Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005.

Appendices

A. Scoping Report Consultation Comments

Consultee	Contact Details	Summary Of Consultation Responses	How The Comment Was Dealt With In The SAR
Friends of the Earth	Quentin Given Co-ordinator Tottenham & Wood Green Friends of the Earth 75 Kessock Close London N17 9PW 0208 801 9490 07879 691166 www.twgfoe.org.uk	There is no reference for climate change policies - the government's climate change action plan, and the mayor's climate change plan, should both be referenced.	Table 3.1 "Relevant Plans and Programmes" has been amended with additional plans
		Open spaces are "trip generators", people have to travel to reach them, and may use cars or other modes. Minimising road traffic generation should be an aim of the policy.	The SPD does not have the scope to influence transport/traffic options, however the comments will be considered during the Stage B assessment as to how the SPD encourages travel by public transport and other non-car modes to access areas of public open space.
		The framework should include an objective of minimising CO ₂ and other air pollutant emissions from transport, and hence to minimise traffic generation.	Objective 10 'To reduce greenhouse gases emissions and improve carbon sink function' added to SA Framework in Table 3.4.
		Some climate change will take place even if we succeed in reducing global emissions from now on, and this will affect decisions about tree planting, SUDS and other open-space management issues, which should be shown in baseline data.	The use of open space in attenuating flood risk has been raised in Table 3.3 "Key Sustainability issues" under flood risk.
Natural England	Kyle T Lischak Senior Specialist Communities and Land Management Natural England (London Region)	Page 2-5, there is a reference to 'PPG9' in connection to 'National/International' column. We presume this is a reference to 'Planning Policy Guidance 9', which has now been superseded by 'Planning Policy Statement 9', we ask that you change references to 'PPS9'.	Reference to PPG9 replaced with PPS9 in Table 3.1 – Relevant Plans and Programmes and Table 3.2 - Derivation of Key Sustainability Themes/Objectives
		The 'Mayor's Biodiversity Strategy' (Mayor of London 2001) should be added to the 'Regional' column at page 2-5 with regard to both the sites of nature conservation importance and protection of flora and fauna entries.	Table 3.2 "Derivation of key environmental/sustainability themes" has been amended.

Consultee	Contact Details	Summary Of Consultation Responses	How The Comment Was Dealt With In The SAR
		Appendix A, 'Table B. the term 'Ecologically Valuable Sites' should be clearly defined. We assume that this term incorporates all of Haringey's statutory and non-statutory nature conservation sites, but this requires clarification	Appendix B, Table B, indicator has been amended with the definition given in Haringey UDP for "Designated Sites for Nature".
Haringey Federation of Residents Associations & Haringey Friends of Parks Forum	Dave Morris Secretary, Haringey Federation of Residents Associations Joan Curtis Secretary, Haringey Friends of Parks Forum	Pages 3.11 and 3.12 (map 3.4) are based on a deficiency criteria of an area being more than 400m from an open space of >0.25 ha, rather than the GLA standard of 400m from a local park of >2 ha. Therefore they clearly fail and are therefore are inaccurate and need to be amended.	The open space deficiency (Figure 3.4) takes account of 'Small Local Parks' (which in the GLA hierarchy are parks of 0.4 to 2 ha). This reflects a more accurate representation of open space deficiency in Haringey, as the GLA hierarchy only sets out 'typical' characteristics and 'typical' sizes. Furthermore, the adopted Haringey UDP utilises this map as the basis for UDP Policy. Additionally, PPG17 makes it clear that boroughs should develop a local approach to reflect their local circumstances.
		We believe the details and activities of the borough's 30 Friends of Parks groups and the Haringey Friends of Parks Forum must be included and summarised. They are a vital component of the community engagement,	Comment noted. Section 3.25 added to Sustainability Appraisal Report.
		Key issues to add to Table 4.1 are: - the need for adequate staffing and management - the need for adequate resources for the improvements needed	Although these issues are acknowledged as important, they are beyond the scope of the SPD and its Sustainability Appraisal.
		Appendix A Indicator: Population Issue: Add 'Need to address current deficiencies and the future's additional deficiencies as population grows.'	Appendix B, Table A, indicator Population has been amended with issue.

Consultee	Contact Details	Summary Of Consultation Responses	How The Comment Was Dealt With In The SAR
		Appendix A Indicator: Areas of Deficiency in Access to Open Space Quantified Data: Amend to conform to the agreed GLA guidelines. Change text to: 'Areas of the borough more than 400m from public open spaces >2 ha and therefore in areas of deficiency.	See comment above.
		Appendix A Add new Indicator: 'Management and maintenance resources' Quantified Data: 'Budgets, staffing levels, average hours in each park etc' Targets: 'Green Flag and Parkforce standards'	Additional indicator for Objective 1 'Management and maintenance resources for new open spaces' and target 'Of appropriate level for open space created' added to SA Framework (Table 3.4).
		Appendix A Add new Indicator: 'Capital / infrastructure resources' Quantified Data: 'Budgets etc' Targets: 'Green Flag standards'	Additional indicator for Objective 11 'Quality of Open Spaces' and target 'Green Flag Standard' added to SA Framework (Table 3.4).

B. Sustainability Appraisal Report Consultation Comments

Consultee	Section/ para.	Summary Of Consultation Responses	How The Comment Was Dealt With In The SAR
English Heritage – Graham Saunders	Relevant Plans and Programmes- Sustainability Appraisal (SA)	No reference is made to PPG15, or at the local level any relevant conservation/management plans of heritage assets, which should be considered, as they make a contribution to open space provision. This includes the setting of listed buildings.	Table 3.1 (Relevant Plans and Programmes) to be amended to refer to PPG15. Consideration of local level Conservation Area Management Plans is considered to be beyond the scope of the SA.
	Baseline Information – Cultural Heritage - SA	It is important to make clear where the 36 Historic Parks and Gardens, referred to in the text comes from i.e. national register or local list. Settings of buildings are valuable open spaces and a plan should be included to show these designations.	Agree – amend the baseline information to show that the borough has two parks on the National Register of Historic Parks and that the 36 are locally listed only, with no statutory status.
	Key Sustainability Issues - SA	The protection and enhancement of heritage assets should be explored in terms of possible opportunities/implications for the SPD.	The heritage assets identified and the wider historic environment will be added as a key issue to Table 3.3 – Key Sustainability Issues.
	Indicators – SA	The potential indicators could be expanded to cover the other heritage assets discussed above. Suggest that the development and implementation of conservation/management plans which manage these assets could be used as an indicator.	Table 3.4 – SA Framework amended to include additional indicator for objective 6 ‘Number of initiatives to develop and implement conservation and management plans’.
	Analysis of Results - SA	It is not clear how the conclusion for objective 6 to protect cultural heritage and/or landscape value can be made, as the existing document does not recognise all of the heritage assets that contribute to open space provision and insufficient analysis of their value, and need for clarity as to what additional cultural features and how existing ones can be enhanced.	The SAR concluded that the SPD in its draft form would have no effect on cultural heritage. It was recommended that the SPD be amended to include reference to contributions improving cultural heritage value. The final SPD includes a reference to the heritage value of open space in para. 2.56.
Mario Petrou	Table 3.1 on page 3-2 - SA	‘Have all relevant plans and programmes been consulted?’ Haringey Health Reports should be included as local relevant plans and programmes as health is a priority (EC/2001/42).	Table 3.1 (Relevant Plans and Programmes) to be amended to include reference to Haringey Health Reports.

Consultee	Section/ para.	Summary Of Consultation Responses	How The Comment Was Dealt With In The SAR
	Table 3.14, section 3.29 - SA	'Is any significant environmental, social or economic data missing or misrepresented?' Census figures used are inaccurate. Leader of Council letter attached with comment on inaccuracy of ONS data. Wants text added '...though strong evidence supplied by local residents and others indicates the population is larger.'	In the absence of any alternative data we are obliged to use the census information that we have for 2001 and GLA population projections for 2016. While there may be a question on the accuracy of the census figures (because of people who have been missed from the survey), they remain the most up-to-date and reliable source of population data that the council have.
		'Do you agree with the proposed S.A. framework? Are objectives, targets and indicators appropriate?' Lack of clarity as to how the objectives will be achieved and if the indicators are robust. E.g. no indication of how the 10% reduction of open space deficiency is going to be increased by 2016.	We will tackle the deficiency in open space by seeking additional open space through planning gain where appropriate and where possible. Inevitably in Haringey the reduction in open space deficiency is going to be challenging, but it is a challenge that we will achieve wherever we can.
		'Do you agree with the results of the assessment of effects?' Key factors have been underestimated thereby results of assessment of effects are distorted.	See above for census comments.
		'Do you agree with the monitoring arrangements suggested?' More public input to monitoring process whereby changes and reviews to policy can be sought. The role of the public should be clarified and should be in accordance with EC/2001/42. ²	Monitoring arrangements are recommended to be integrated into the existing Annual Monitoring Report arrangements.

² The European Directive under which SEAs are required

Consultee	Section/ para.	Summary Of Consultation Responses	How The Comment Was Dealt With In The SAR
Haringey Allotments Forum	SA	No mention of the role of allotments in improving sustainability in Haringey, these should be included in the final version of the report.	The role of allotments in improving sustainability is set out in the UDP and does not need to be repeated here.

C. Baseline Data Tables

Table A: Baseline Data, Indicators, Targets and Trends for Social Issues

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
Population	<p>Haringey population: 229,666 (2007 mid-year estimate).</p> <p>By 2016 there is expected to be a lower population over the age of 60 (11.6% of the population in 2016 compared to 13.1% in 2001). There will be a greater number of people of working age (20-59) (65.1% in 2016 against 62.1% in 2001).</p>	<p>London population: 7.2m (ONS 2001).</p>	N/A	<p>8.4% population growth 1991-2007; 9.9% projected growth 2007-16.</p> <p>Borough population projections show a decline in the over-60 population and increase in working-age population (20-59) during 2001-16.</p> <p>Population changes by ward from 2007-16 are: large increases in Hornsey (+19.5%), Northumberland</p>	<p>Need to address current deficiencies and the future's additional deficiencies as population grows</p>	Population	LB Haringey population projections;

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
				<p>d Park (+13.0%) and Tottenham Green (+11.5%); very small increases in Fortis Green (+1.9%), Noel Park (+1.7%) and Muswell Hill (+1.5%); decrease in Haringey ward of 3.5%. London population set to increase year on year to 8.1 million in 2016.</p>			
Ethnicity	66% of the Borough population is White (including 45% White British). The Black and Black British population is 20% and the Asian and Asian British population is 7%.	London: 71% White, 11% Black/Black British, 12% Asian/Asian British	N/A	None identified.	The Open Space Assessment (2003) conducted a resident's survey which found that usage of open space varied in some respects according to ethnic background.	Population	Greater London Authority Annual Monitoring Report (http://www.london.gov.uk/mayor/planning/docs/monitoring_r)

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
	<p>Wards in the west of the Borough are less ethnically diverse, such as Crouch End (85% White, 4% Mixed, 3% Asian, 6% Black and 2% Chinese/Other) (Fortis Green, Alexandra and Highgate are similar). Tottenham, Tottenham Green, Northumberland Park and Bruce Grove comprise 47-49% White population, 5% Mixed, 6-8% Asian, 32-38% Black (consisting of similar proportions of Black/Black British: African and Black/Black British: Caribbean) and 3-5% Chinese/Other.</p>				<p>Sport England found in a nationwide survey in 2000 that participation in sports was 40% amongst ethnic minority groups compared to 46% across all ethnic groups, however football participation rates amongst ethnic minority groups (particularly Black African, Black Caribbean and Black Other groups) and cricket participation (by Pakistani, Indian, Black Other and Bangladeshi groups) exceeded the overall rates.</p> <p>This may mean that latent demand for such sports in the Borough is higher than would otherwise be the case.</p>		<p>eport3.pdf</p>

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
Public Transport Accessibility Levels	Three areas in the Borough benefit from the highest accessibility (PTAL 5 and 6), centred on Wood Green (Noel Park ward), Tottenham Hale (Tottenham Green ward) and Bowes Park. These only cover approximately 5% of the Borough. Several small areas, comprising approximately 5% of the Borough, are of the lowest accessibility (level 1). The remainder is levels 2, 3 and 4.	N/A	To require 80% of approved large commercial developments located in areas of PTAL 4-6 (UDP policy UD8).	PTAL increase with provision of bus services. London-wide, PTAL is being improved through increasing service frequencies on all modes and expanding the bus, DLR and Underground networks.	Variable levels of public transport accessibility in the Borough.	Population, Human Health, Material Assets	PTAL map, figure 4.3, Haringey Open Space Assessment (2003); LB Haringey Annual Monitoring Report 2006
London Cycle Network	London Cycle Network + (LCN+) routes 27, 69, 79, 80 and 81 run through/within the Borough. These provide links to adjacent Boroughs and beyond, in all directions. They predominantly use main roads but some sections use former railway embankments and public open spaces. In addition,	N/A	To increase the length of cycle network in the Borough	None identified.	Ensuring access to open space by all. Where cycle routes enter open space, managing potential conflicts with other users while maintaining an efficient cycle route.	Human Health, Material Assets	London Cycle Network website www.londoncyclenetwork.org.uk

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
	other non-LCN+ links, including LCN signed routes and off-road routes, run for short sections within the Borough and for longer sections to areas outside the Borough to the northeast.						
Properties without private garden	Lowest floor level is one indicator of access to private gardens. Haringey: 57% of properties are flats (purpose-built or conversions) or temporary accommodation/ caravans.	London: 50% of properties are flats (purpose-built or conversions) or temporary accommodation/c aravans.	Seek to maximise new housing opportunities by maintaining average densities above 80 dwellings per hectare (250 habitable rooms per hectare).	Housing density is increasing due to national and London planning policy guidance, with private gardens not the norm for new development, and existing housing and/or gardens sometimes lost to development.	A majority of the Borough population does not have access to private gardens, which increases their need to access open space and sports facilities for recreational activities.	Human Health, Material Assets, Biodiversity, Flora and Fauna	ONS 2001; Haringey BAP; LB Haringey Annual Monitoring Report 2006.
Areas of Deficiency in Access to Open Space	Several small areas of the Borough are more than 400m walking distance from public open spaces	N/A	Reduce the proportion of Borough in area of open	None identified.	Areas of higher deprivation have lower access to open space, further contributing to	Human Health, Material Assets	LB Haringey Open Space Assessment 2003, figure

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
	and are therefore in areas of deficiency. These are mapped in the Open Space Assessment Atkins (2003) and there are ten in total. The most significant are as follows: Northumberland Park (approx. 75%) White Hart Lane ward (approx. 50%) Fortis Green and Alexander wards (approx. 12% of each) Highgate (approx. 25%) Crouch End (approx. 25%)		space deficiency by 10% by 2016 (Annual Monitoring Report).		deprivation levels. Population increases mean, by definition, that the population deficient in open space access increases.		9.0; LB Haringey Annual Monitoring Report 2006
Health	Road injury rates, smoking rates, heart disease and stroke are more prevalent than the England average, and people are more likely to be feeling in poor health than England as a whole. However, alcohol issues, drug misuse rates, mental health treatment rates, diabetes, tooth decay are all less prevalent than the England average.	N/A	N/A	Rates of heart disease/stroke and cancer have declined in Haringey from 1996 levels however since 2000 have increased marginally.	Health benefits of open space use to reduce the risk of heart disease and stroke. Ability to access open space without sustaining high risk of road injury.	Population, Human Health	Department of Health, Health Profile for Haringey 2006

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
Life Expectancy	Life expectancy varies between 74.9 years for the lowest 20% of wards in the Borough (in the north-east and centre), to 79.6 years for the highest 20% (which include Muswell Hill and West Green wards). The mean is 77.5 years.	The London and England life expectancy average is higher than Haringey.	N/A	Life expectancy has risen gradually in Haringey for both males and females (1996-2006 figures in DoH Health Profile for Haringey 2006)		Population , Human Health	Department of Health, Health Profile for Haringey 2006
Long-term Limiting Illness	Haringey: 15% of the population. The distribution by ward is between 12-13% (Crouch End, Fortis Green, Stroud Green and Alexandra wards) and 18-19% (St Anns, Noel Park, Northumberland Park and White Hart Lane wards).	London: 15% of adults	None identified.	None identified.	Long term limiting illness may mean access to particular types of open space is difficult or undesired. Benefits to people with long-term limiting illness of open space access/usage.	Population , Human Health	2001 Census Statistics (ONS)
Crime	39.5 offences per 1000 population, 2005-6. (Home Office website)	33.0 offences per 1000 population	Public Service Agreements (PSA) (Home Office national target)	During 2005-6 a reduction of 6.8% (in the types of crime included within the Public Service	Design and staffing could be improved, as they contribute to the overall perception of safety and security experienced by visitors in open space. These	Population, Human Health	Home Office website (crimestatistics.org.uk); Haringey Safer Communities

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
			<p>applied locally):</p> <p>PSA1: 'To reduce crime by 15% and further in high crime areas' between 2005 and 2008 (Haringey is a high crime area).</p> <p>PSA2: Reassure the public, reducing fear of crime and anti-social behaviour, and building confidence in the Criminal justice system without compromising fairness.</p>	<p>Agreement) against the previous year, which if maintained until 2008 would exceed the 15% target.</p>	<p>can include safer routes and entrances to open space.</p>		<p>Strategy 2005-8: http://www.haringey.gov.uk/safer_communities_strategy_full_document.pdf</p>

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
			PSA3: Improve the delivery of justice by increasing the number of crimes for which an offender is brought to justice by 1.25 million (nationally) by 2007/08. PSA4: Reduce the harm caused by illegal drugs including substantially increasing the number of drug misusing offenders entering treatment through the criminal justice				

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
			system				

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
	ecological value and nature conservation importance to the borough (Haringey UDP para. 8.22)			<p>declaring 3 more LNRs.</p> <p>Walthamstow Marshes comprises 6 units, The condition of two of these units is 'unfavourable recovering'; these represent 64% of the land area (2002-4). Walthamstow Reservoirs and Chingford Reservoirs are both 'favourable' (2001).</p> <p>Lee Valley SPA is affected by eutrophic water quality; a related problem is over-</p>			<p>Conservation Committee website: distribution of SPA, SAC/SCI and Ramsar sites (http://www.jncc.gov.uk/)</p>

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
				abstraction of surface water for public supply, particularly during periods of drought. Human recreational pressures are well regulated through zoning of water bodies by the Park Authority.			
Number and area of BAP Priority Habitats	No BAP priority habitats present. Habitat Action Plans have been prepared (within the BAP) for habitats that are important in the Borough and house the majority of the identified priority species: Woodland Gardens Wastelands Railway Lines	875 ha of BAP Priority Habitat in London (estimate) (LBP working party, 2006).	Haringey AMR 2006 targets: 95% of new homes built on previously-developed land; No loss of land designated as	Increased population within areas deficient in access to woodland. Construction of paving, driveways and buildings within gardens. Increase in	Woodlands: Dumping and vandalism Use as an amenity/educational resource Encroaching plants Damage by animals Disease and pests Veteran trees as habitat for other species Gardens: Human aesthetic	Biodiversity, Flora and Fauna	LB Haringey Annual Monitoring Report (AMR) 2006 www.MAGIC.gov.uk; Biodiversity Action Plan (2004) (http://www.haringey.gov.uk/biodiversity_action)

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
	Coldfall Wood, Bluebell Wood, Highgate Wood and Queens Wood are designated Ancient / Semi-Natural Woodland.		<p>Ecologically Valuable Sites and Ecological Corridors</p> <p>BAP targets:</p> <p>Identify areas of woodland deficiency and suitable planting sites, especially in east of the Borough</p> <p>Establish >2 ha of new woodland in areas of deficiency by 2006</p> <p>Produce 6 new management plans by 2006 and ensure</p>	<p>garden redesign for aesthetic or security reasons.</p> <p>Loss of brownfield/wasteland sites due to increased development in line with national planning policy.</p>	<p>requirements</p> <p>Security – thorny planting etc</p> <p>Loss of farm ponds/hedgerows sending species into urban areas</p> <p>Infill buildings/homes, parking, paving</p> <p>Maintain connectivity of adjacent gardens</p> <p>Wastelands:</p> <p>Negative public perception</p> <p>Lack of protection e.g. few are SINCS</p> <p>Natural succession of habitats within the site</p> <p>:Railway Lines:</p> <p>Habitat value yet to be formally recognised</p>		<p>plan.doc);</p> <p>LB Haringey Ancient Woodland website (http://www.haringey.gov.uk/index/environment_and_transport/leisure_nature_and_conservation/nature_and_conservation_onservation/conservation_ancient_woodland.htm);</p> <p>UK Biodiversity Action Plan (www.UKBAP.org.uk)</p> <p>London Biodiversity Partnership working group meeting minutes, 19th December</p>

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
			<p>access for all significant areas of woodland</p> <p>Ensure access and suitable management of Bruce Grove Wood for use by local schools by 2005</p> <p>Increase area of coppicing; create 2 new coppice "falls" by 2006</p> <p>Survey of veteran trees by 2006</p> <p>Increase the number of wildlife friendly gardens in</p>				<p>2006 (http://www.lbp.org.uk/05business_pages/revisionbusiness/hwdocs/hwgm191206.pdf)</p>

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
			<p>the Borough by 50% by 2008.</p> <p>Ensure that gardens are given due prominence in future housing applications, by 2005.</p> <p>Promote via a leaflet the use of sustainable/ wildlife-friendly garden products by 2005</p> <p>Establish the occurrence of flagship species in gardens in the Borough 2004-6</p> <p>Map on GIS</p>				

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
			<p>the distribution of wasteland and identify key locations and sites</p> <p>Raise awareness of the social and wildlife values of wasteland</p> <p>Maintain a continuous supply of suitable land for colonisation by wasteland species</p> <p>Encourage retention of wasteland in new or existing open space, and provision of wasteland communities</p>				

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
			<p>on existing structures</p> <p>To achieve Local Nature Reserve status for Tottenham (Markfield Railway) Triangle.</p> <p>Protect the habitat value of the freight sidings on the East Coast Main Line at Hornsey</p> <p>UDP to have recognition of the habitat value of railway lands including use of railway tunnels by bats</p>				

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
Population of Locally Important Species	<p>Haringey contains 12 National Priority Species, 6 London Priority Species, 19 Haringey Priority Species, 5 London Flagship Species and 16 Haringey Flagship Species (a flagship species is one that is readily recognised and represents biodiversity to the wider public).</p> <p>The Haringey 'flagship species' include two plant species discovered in Haringey: Haringey Knotweed (a hybrid between Russian vine and Japanese knotweed) and Wurzell's wormwood (a hybrid between Chinese mugwort and the native British species).</p>	N/A	No loss of land designated as Ecologically Valuable Sites and Ecological Corridors	Certain species have undergone significant decline in London over the past 25 years;	There is a need to maintain and enhance the biodiversity of the Borough, work to further integrate nature conservation within the management of parks and other Council-owned land, and to work with allotment site associations to encourage biodiversity on allotments.	Biodiversity, Flora and Fauna	Biodiversity Action Plan (2004) (http://www.haringey.gov.uk/biodiversity_action_plan.doc); LB Haringey Annual Monitoring Report 2006
Air Quality Management Areas	The Borough was declared as an AQMA in July 2001 in respect of Nitrogen dioxide (NO ₂) and Particulate Matter <10µm (PM ₁₀). A Management Plan was published, the timescale of	All neighbouring Boroughs have declared AQMAs. Enfield, Camden, Islington, Waltham Forest and Barnet	National Air Quality Objectives: Greater London: 50 µg/m ³ not	N/A	There is a need to improve air quality through setting standards to provide new and improved open space as buffers between roads and	Human Health, Air, Climatic Factors	Haringey AQMA Management Plan (2004) (http://www.haringey.gov.uk/air_quality_mana

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
	which was to 2005.	AQMAs all cover the entire Borough. Hackney includes only some major roads in the AQMA. All London Boroughs have declared AQMAs, the majority of which cover the entire Borough.	to be exceeded more than 10 times per year (24-hour mean; by end 2010) 23 µg/m3 Annual Mean (by end 2010); 20 µg/m3 Annual Mean (by end 2015)		other land uses. Any further decreases in air quality are likely to have detrimental effects on human health.		gement area action plan-oct_04.pdf)
Air Quality Monitoring	There are two London AQN monitoring locations, at Priory Park and the Town Hall. In 2006, most Government Air Quality Strategy (2000) objectives were met, with the exception of: Nitrogen Dioxide (NO2) annual mean not exceeding 40 ug/m3 – not met at Town Hall Ozone – no more than 10	N/A	(See above)	None identified	Open spaces provide areas away from roads that may have reduced levels of air pollution. Open spaces may provide vegetation that acts to reduce NOx or filter particulates.	Human Health, Air, Climatic Factors	London Air Quality Network, Kings College (www.londonair.org.uk) http://www.airquality.co.uk/archive/laqm/information.php?info=objectives

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
	days where maximum rolling 8 hr mean >100 ug/m3 – not met at Priory Park						
Flood Risk	The majority of the Borough is Environment Agency flood risk zone 1. However, the eastern end (approximately one tenth of the area) of the Borough sustains a higher fluvial flood risk, in zones 2 and 3. This risk is associated with the River Lee. Lordship Recreation Ground and the North Circular, Pinkham Way, represent additional, isolated, small areas of high flood risk.	Flood risk associated with the Thames (tidal and fluvial) and its tributaries.	Development within flood risk zones 2 & 3 to be accompanied by FRA and demonstrate that it does not reduce flood storage capacity or increase flood risk (UDP policy ENV1). No development on (or loss of) functional flood plain (London Plan target).	N/A	New open space could potentially have a role in attenuating flood risk.	Human Health, Water, Climatic Factors	www.environment-agency.gov.uk ; London Plan; Haringey UDP
Open Space	383 ha of open space, representing 12.8% of the Borough's land area.	As of 1992 the average across the London Boroughs was for	No net loss of designated open space through	Due to pressures on open space across	Providing types of open space suitable for the size and composition of the	Biodiversity, Flora and Fauna, Air, Water, Soil,	LB Haringey Annual Monitoring Report 2006;

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
	<p>As of 1992 Haringey had 469 persons per hectare of open space and 57 spaces. As of 2001 it had 590 persons per hectare and 60 spaces.</p> <p>The current provision (2003) is 1.7 ha of public open space per 1000 population.</p> <p>It comprises: 12.3 ha Regional Park 142 ha Metropolitan Park 69 ha District Park 16 ha Linear Open Space 113 ha Local Park 31 ha Small Local Park</p>	<p>10.5% of a Borough's land area to be public open space, with 363 persons per hectare of open space, and 57 open spaces per Borough.</p>	<p>development; Increase the number of open spaces managed to Green Flag Standard</p> <p>National Playing Fields Association standard of provision of open space: 2.43 ha per 1000 population.</p>	<p>London, existing open spaces may be used to provide additional functions.</p>	<p>population that accesses it.</p>	<p>Human Health</p>	<p>National Playing Fields Association 'Six Acre Standard'.</p>
Historic Parks and Gardens	<p>36 Historic Parks and Gardens, of which 2 (Finsbury Park and Alexandra Park) are on the National Register of Parks and Gardens of Historic Interest.</p> <p>28 Conservation Areas have been designated in</p>	N/A	<p>UDP Policy OS7 requires that proposal within these areas or within their setting must conserve and enhance the historic</p>	<p>None identified.</p>	<p>Designation as Historic Park / Garden means that the space will retain or enhance its existing character and appearance and may not be suitable for change.</p>	<p>Cultural Heritage, Landscape</p>	

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
	<p>the Borough, covering some 868 hectares. The largest are Highgate (229 ha), Muswell Hill (109 ha), Crouch End (94 ha), Alexandra Palace and Park (76 ha), and Stroud Green (73 ha).</p> <p>Highgate Golf Course is UDP-designated heritage land.</p> <p>Other Conservation Areas situated throughout the Borough are significantly smaller (5-20 ha) than the five largest which are all located in the west half of the Borough.</p>		<p>character of the garden, park or landscape and buildings therein; the council will not permit their subdivision against the advice of English Heritage and the Garden History Society</p>				

Table C: Baseline Data, Indicators, Targets and Trends for Economic Issues

Indicator	Quantified data (LB Haringey)	Comparators (Quantified data for London)	Targets	Trends	Issue identified	Associated SEA topics	Source
Index of Multiple Deprivation	<p>Haringey is the 10th most deprived district in England (2004 IMD).</p> <p>Nearly 65,000 people (almost 30% of Haringey's residents), live in areas (43 Super Output Areas) in the Borough that are in the 10% most deprived in England.</p> <p>In March 2006, 7.7% of Haringey's residents were unemployed.</p>	London unemployment rate: 4.6%	<p>Reduce unemployment rates and % of long-term unemployed in the priority areas (identified in Neighbourhood Renewal Strategy);</p> <p>100% of mixed use schemes to include s106 agreements to provide jobs/training for Borough residents.</p>	None identified.	Deprivation concentrated on the western half of the Borough where long-term structural problems of unemployment have developed and little open space is located.	Population, Human Health	<p>LB Haringey Annual Monitoring Report 2006;</p> <p>Haringey Neighbourhood Renewal Strategy.</p>

C. SPD Assessment Table

No	SA Objective	Description of Effect	Duration of Effect			Description of Mitigation	Comments/Explanation
			ST	MT	LT		
Social							
1	To promote the enjoyment of the Borough's open spaces for recreation and amenity purposes by all sections of the community	The establishment of open space standards should ensure the provision of different types of open space of adequate quantity and quality and of improved accessibility. This will have a moderate positive long term effect.	+	++	++	None required as positive	Recommendation - The SPD needs to consider the particular needs of certain sections of the community.
2	To improve the population's health through increase levels of physical activity	The provision of new open space will provide the community with further opportunities to take part in physical activity potentially leading to improved health. This will have a moderate positive long term effect.	+	++	++	None required as positive	
3	To improve safety, reduce crime and fear of crime in and adjacent to areas of open space	In areas of on site contribution, natural surveillance from residential buildings should contribute to safety and reduced crime. This is not so in areas of off site contribution which generally require further safety measures.	+	+	+	None required as positive	Recommendation - The SPD needs to include the need to design out crime or provide adequate surveillance through CCTV for example. This is particularly important for open spaces created off site.
4	To improve access to open space by public transport, cycling and walking	Improving access is a key aim of the SPD; it sets access standards and seeks provision in areas that are currently deficient	+	+	+	None required as positive	Recommendation - The SPD needs to state that contributions for off site provision in relation to access include provision of public transport and/or cycle/pedestrian routes from the

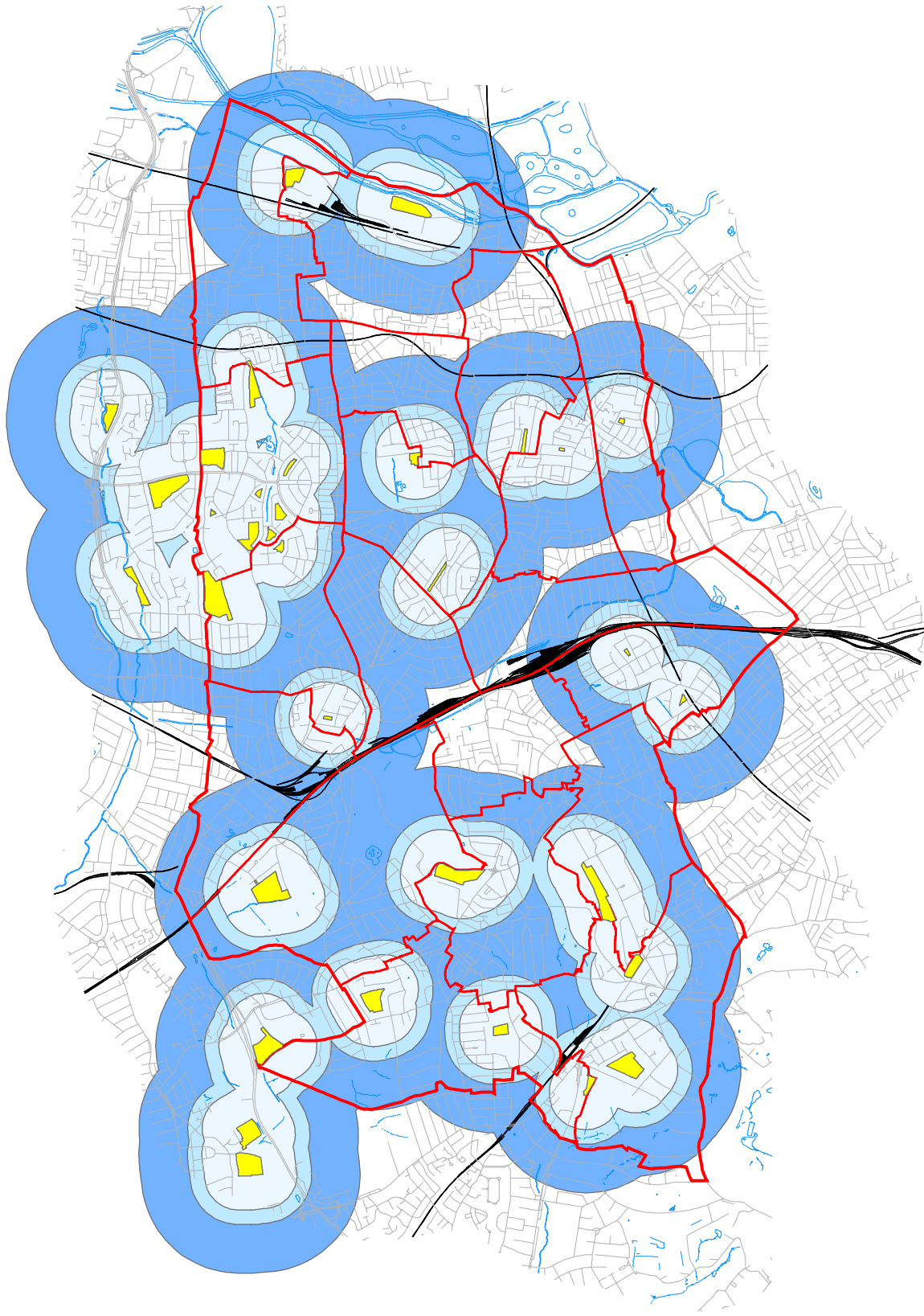
No	SA Objective	Description of Effect	Duration of Effect			Description of Mitigation	Comments/Explanation
			ST	MT	LT		
		in terms of access. Consequently the number of areas within walking distance is likely to increase with slight positive effects. The SPD is however unclear with regards to public transport and cycling arrangements.					development to the nearest open space to minimise the use of the private car for such journeys.
5	To develop the educational role of open space	The SPD does not recognise the educational role of Open Space hence no effect.	0	0	0		Recommendation – The SPD needs to state that contributions for open space should also take into account its educational role.
Environmental							
6	To protect areas of recognised cultural heritage and/or landscape value	The SPD does not recognise the cultural and landscape value of Open Space as an aspect that can be protected and improved as a result of financial contributions towards open space.	0	0	0		Recommendation – The SPD needs to state that contributions for open space should protect and improve cultural and landscape value.
7	To improve air quality	By ensuring a level of open space provision the SPD will have an indirect positive effect in improving air quality This will have a slight positive effect.	+	+	+	None required as positive	
8	To protect and enhance biodiversity in open spaces	The SPD should ensure provision of open space including Natural and Semi-natural Greenspace and allotments. Contributions for off site provision may also lead to	+	+	+	None required as positive	Recommendation – The SPD needs to ensure that biodiversity protection and enhancement within areas of open space are a recipient of on site and off site contributions.

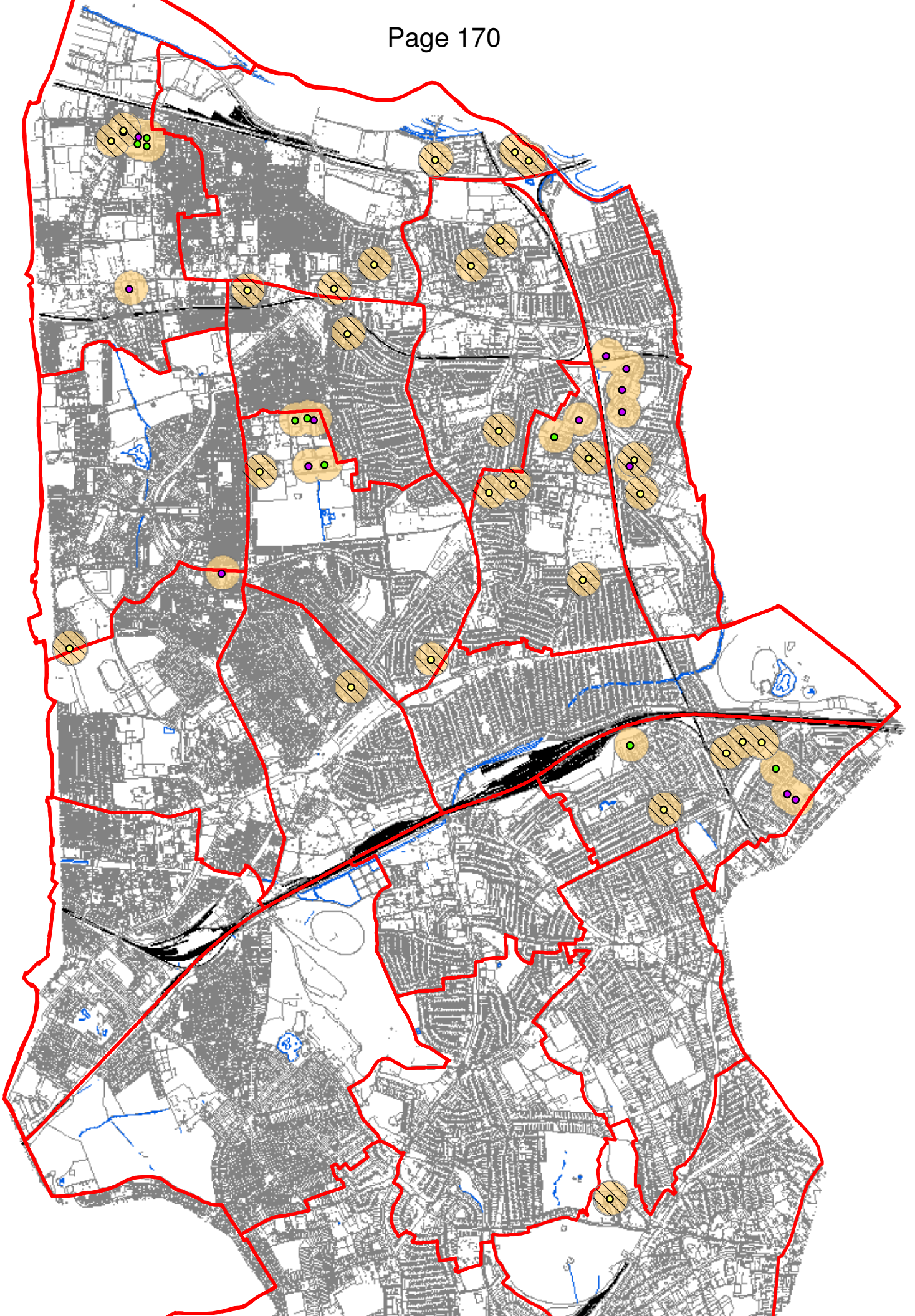
No	SA Objective	Description of Effect	Duration of Effect			Description of Mitigation	Comments/Explanation
			ST	MT	LT		
		enhancement to biodiversity. These factors combined should have a slight positive long term effect.					
9	To reduce the risk of flooding	By ensuring provision of open space, the SPD should have an indirect slight positive effect on reducing flood risk as it will guarantee some areas of permeable surface are safeguarded.	+	+	+	None required as positive	
10	To reduce greenhouse gases emissions and improve carbon sink function	By ensuring a level of open space provision the SPD will have an indirect positive effect in increasing the carbon sink function of open spaces. This will have a slight positive effect.	+	+	+	None required as positive.	Recommendation – The SPD should promote the planting of trees in new open spaces.
Economic							
11	To enhance the attractiveness of the area to investment	The SPD should increase accessibility and quality of open space which should have a moderate positive long term effect on enhancing the attractiveness of the area to investment.	+	++	++	None required as positive	Baseline data has shown a relationship between higher open space quality and reduced crime in the area. This could be a particularly attractive issue for investors

This page is intentionally left blank

LEGEND

- Allotments
- 280m Catchment
- 400m Catchment
- 800m Catchment
- OS Road Features
- OS Water Features
- OS Rail Features
- Ward Boundaries





LEGEND

- Marked pitches in casual use
- No public access
- Other Sites with informal pitch sport opportunities
- Pitches in secured public use
- OS Road Features
- OS Water Features
- OS Rail Features
- Ward Boundaries
- 280m Buffer Zone
- 400m Buffer Zone

PROJECT

Haringey Open Space Study

TITLE

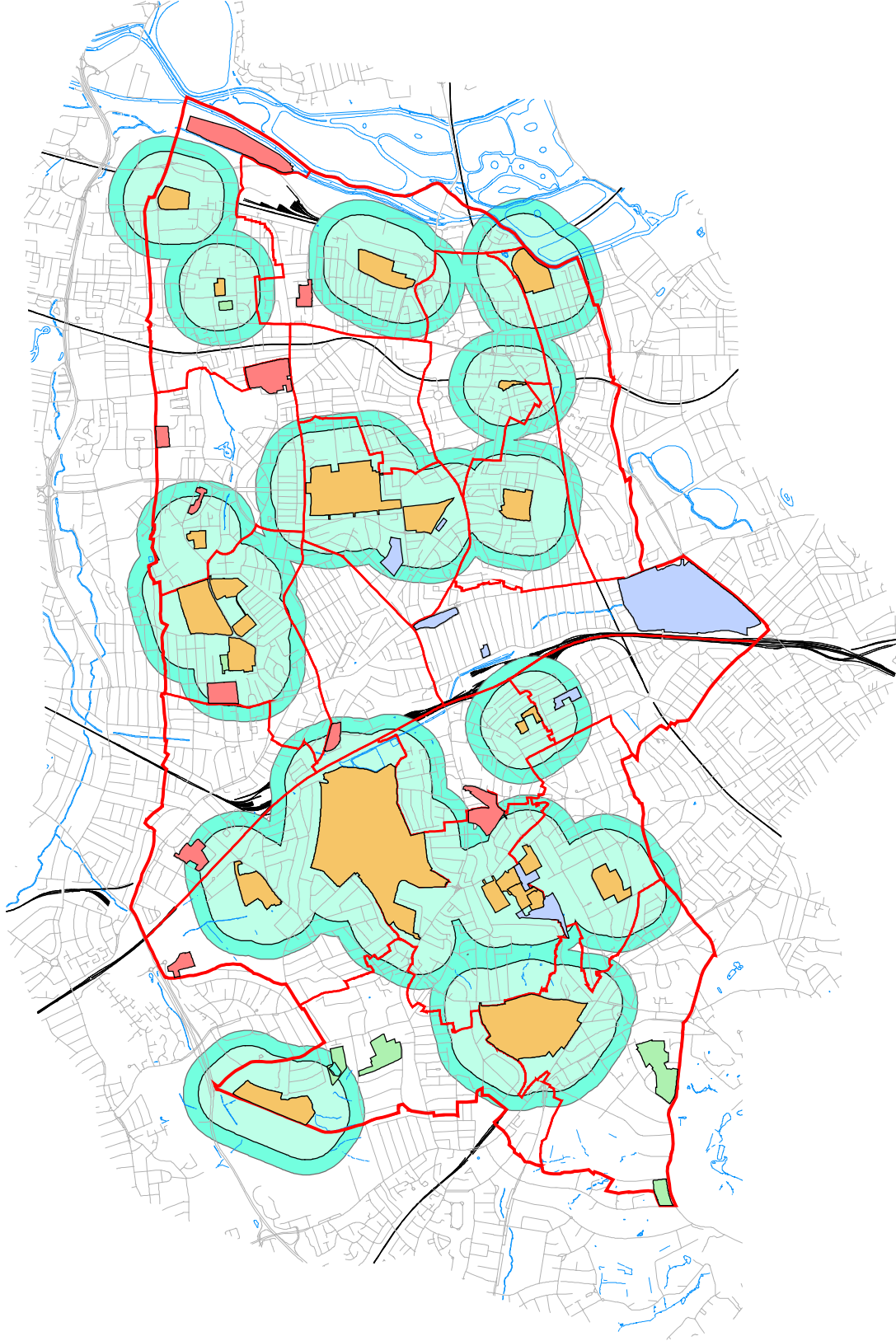
Figure 2.3 Playing Field Status and Catchment Area

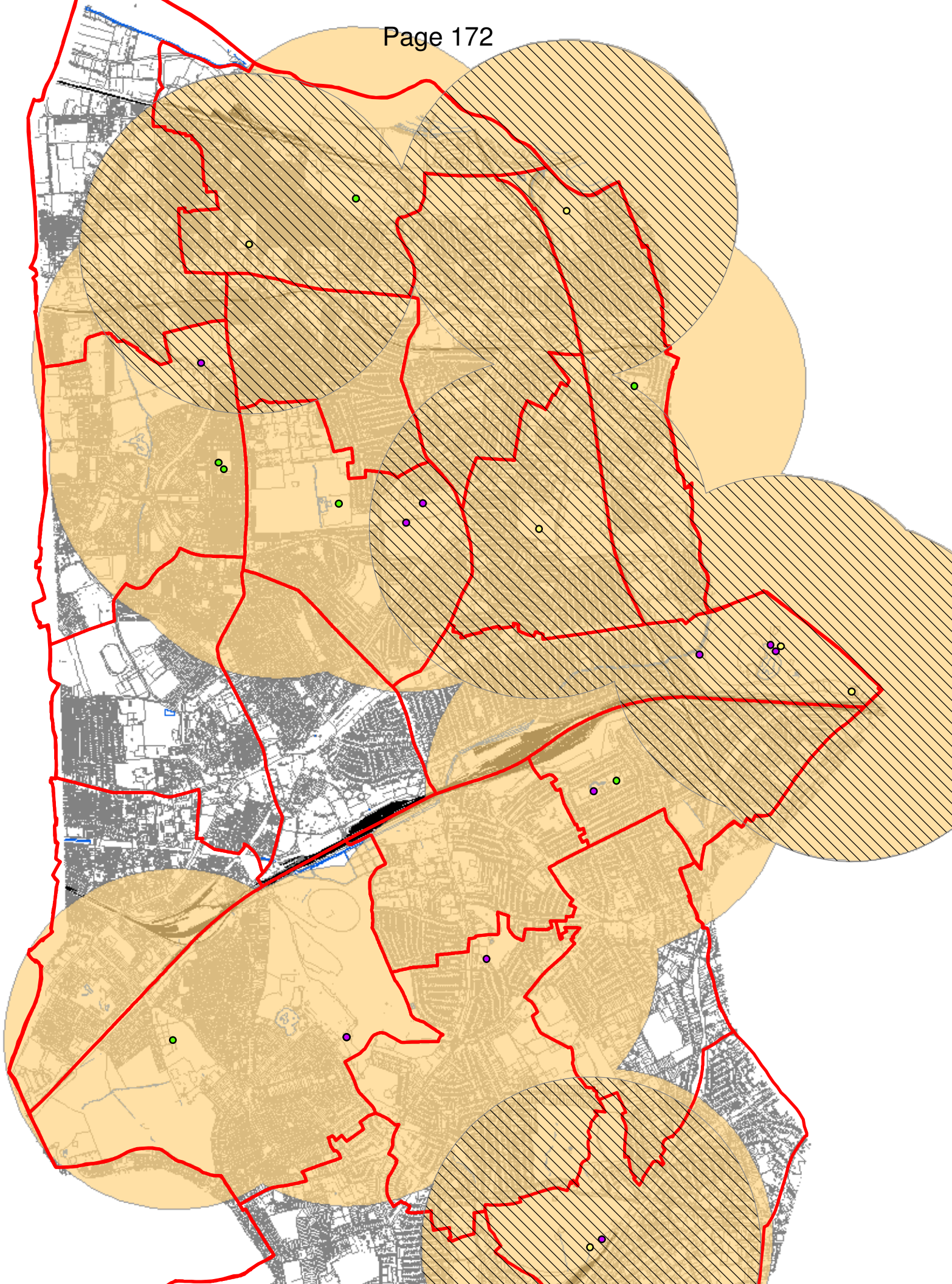
SCALE

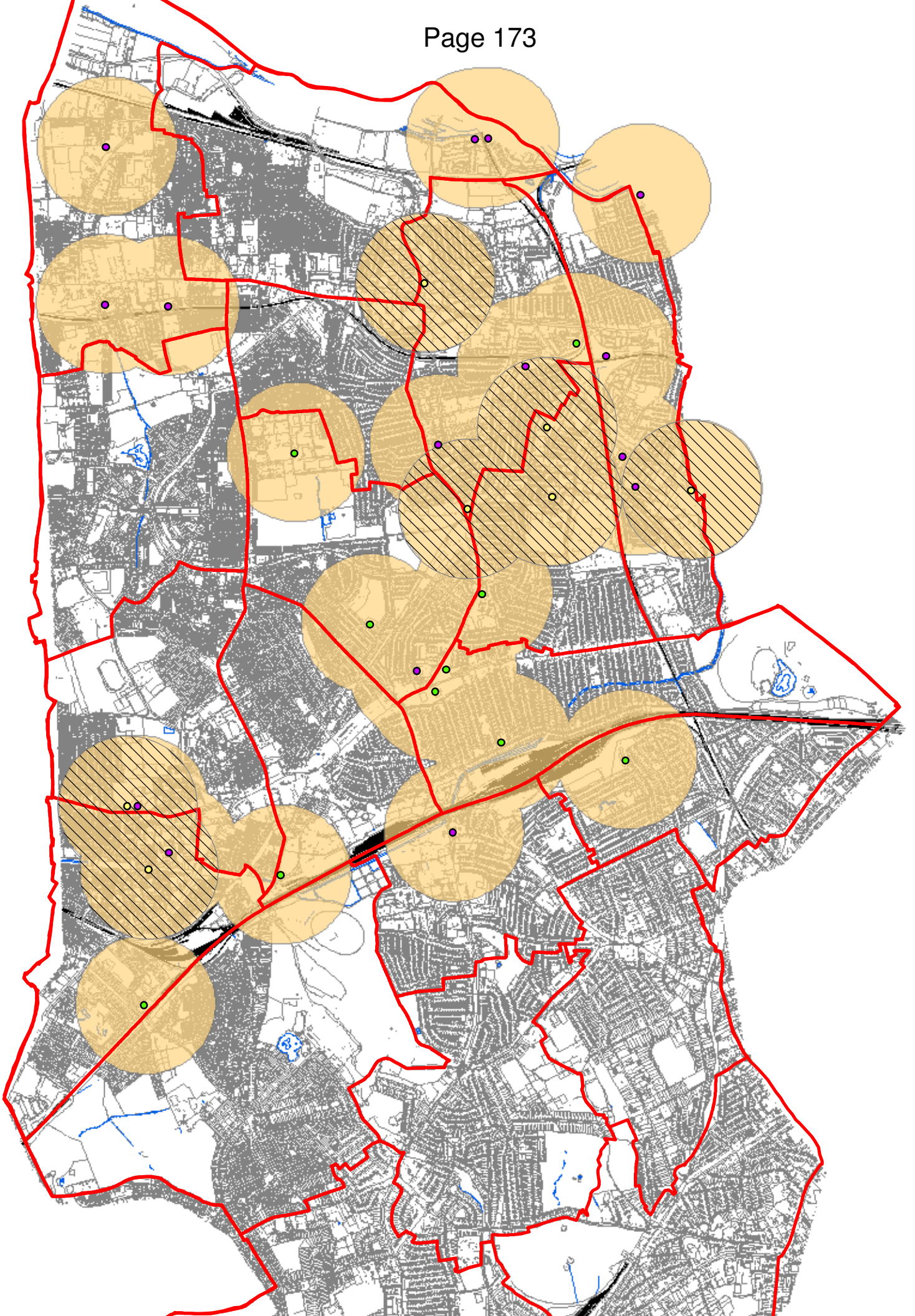
1:50,000 at A4

DATE

9th April 2003







LEGEND

- Above Average
- Average
- Below Average
- Areas Outside 280m Pedestrian Catchment
- Areas Outside 400m Pedestrian Catchment
- OS Road Features
- OS Water Features
- OS Rail Features
- Ward Boundary

PROJECT

Haringey Open Space Study

TITLE

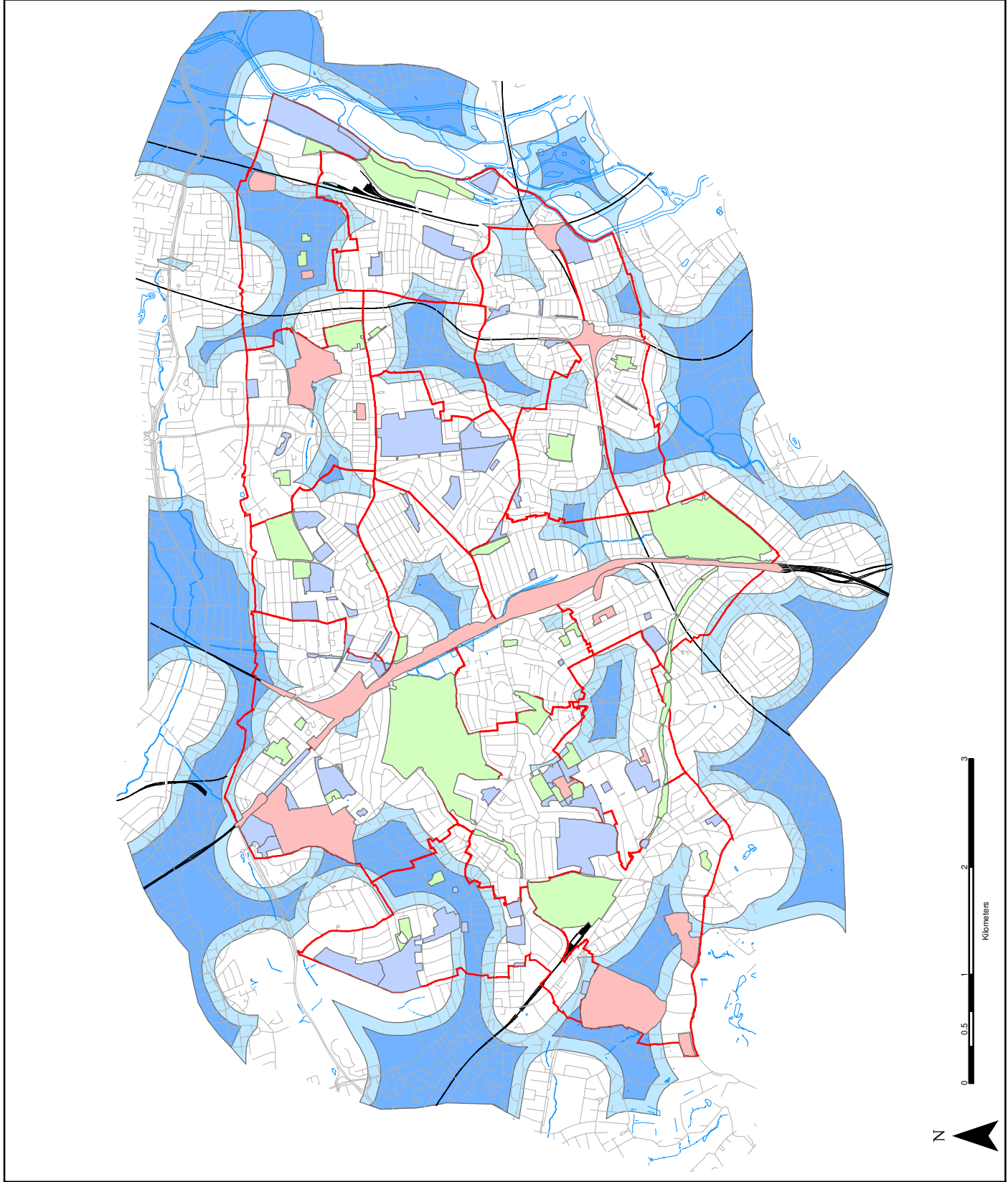
Figure 5.0 - Classification of Open Spaces

SCALE










1:50,000 at A4

DATE

9th April 2003



LEGEND

-  Areas Deficient in Accessible Wildlife Sites (general or de facto public access)
-  Metropolitan Importance
-  Borough Importance (grade 1)
-  Borough Importance (grade 2)
-  Open Spaces with potential to meet deficiency
-  OS Road Features
-  OS Water Features
-  OS Rail Features
-  Borough Boundary

PROJECT

Haringey Open Space Study

TITLE

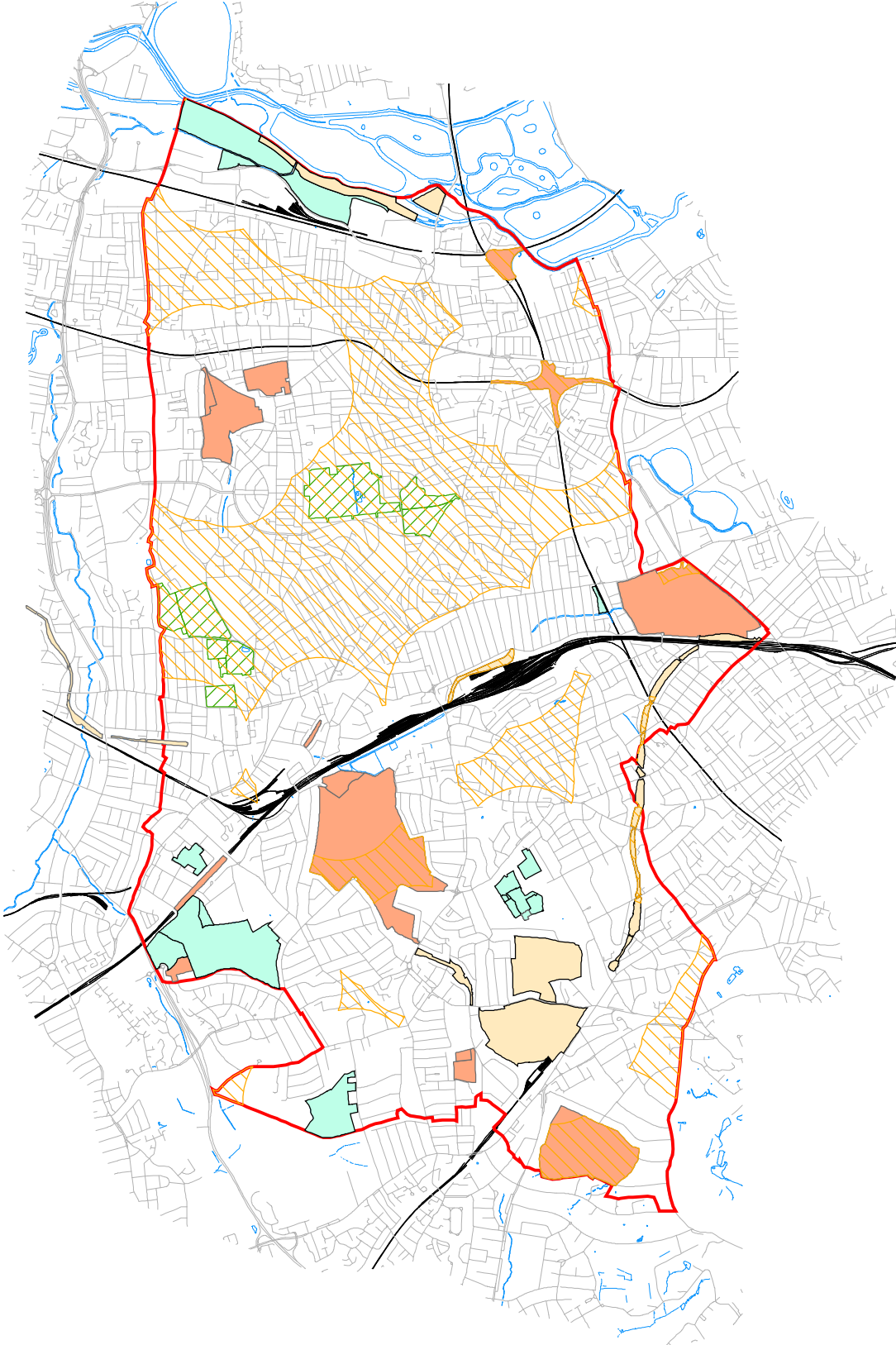
Figure 6.1 Areas of Nature Conservation Deficiency

SCALE








1:50,000 at A4

DATE

28th June 2007



LEGEND

-  Public Open Space
-  Areas Outside 280m Pedestrian Catchment
-  Areas Outside 400m Pedestrian Catchment
-  OS Road Features
-  OS Water Features
-  OS Rail Features
-  Borough Boundary

- 1- Northumberland Park
- 2 - Parts of White Hart Lane Ward
- 3 - Part of Bounds Green Ward
- 4 - Part of Fortis Green and Alexandra Wards
- 5 - Part of Highgate Ward
- 6 - Part of Crouch End Ward
- 7 - Part of Noel Park Ward
- 8 - Parts of St Ann's, Harringay and Seven Sisters Wards
- 9 - Parts of Bruce Grove and Tottenham Green Wards
- 10 - East of Seven Sisters Ward

PROJECT

Haringey Open Space Study

TITLE

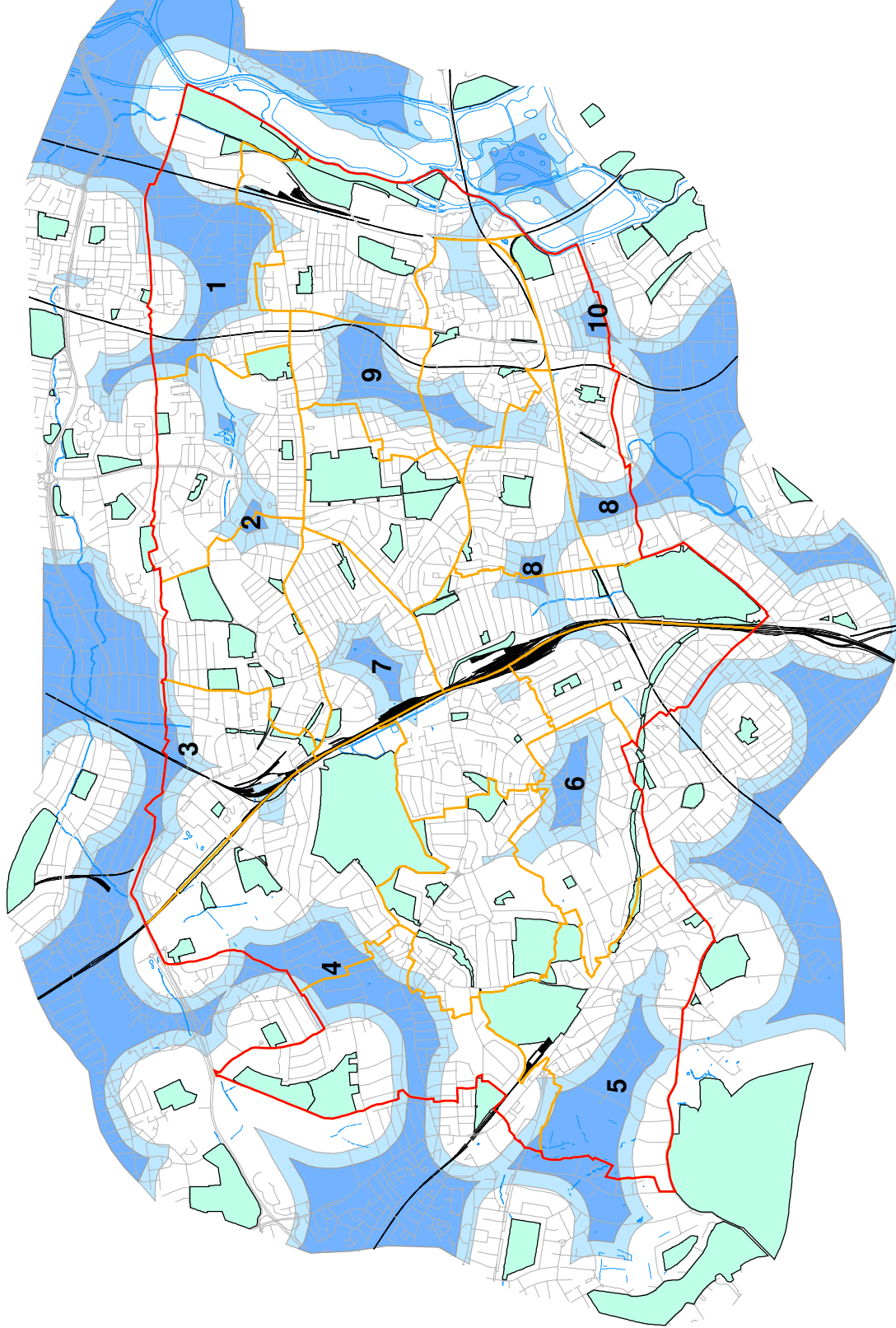
Figure 4.4 - Areas Deficient in Public Open Space

SCALE

1:50,000 at A4

DATE

9th April 2003



LEGEND

- Outdoor Watersports Centre
- Private Swimming Pool (Large)
- Private Swimming Pool (Small)
- Public Swimming Pool (Large)
- Public Swimming Pool (Small)
- School Swimming Pool
- School Swimming Pool (Large)
- OS Road Features
- OS Water Features
- OS Rail Features
- Ward Boundaries
- Areas more than 20min from swimming pools by bus
- Areas more than 20mins from swimming pools by foot

UID	Name
112	Holmes Place Fitness (Topsfield)
114	Mallinson Sports Centre
115	Manor Health & Leisure Club
117	Middlesex University (WHL)
119	Northumberland Park Community School
120	Park Road Pools
129	The Dragons Health Club
131	The Laboratory Spa & Health Club
133	Tottenham Green Leisure Centre
156	David Lloyd
157	Finchley Lido
160	Arnos Pool
163	Hackney Watersports Centre
167	Archway Leisure Centre
168	Sobell Leisure Centre
172	Fortismere School
1141	Clissold Leisure Centre
1143	Southgate Leisure Centre
1144	Edmonton Leisure Centre

PROJECT

Haringey Open Space Study

TITLE

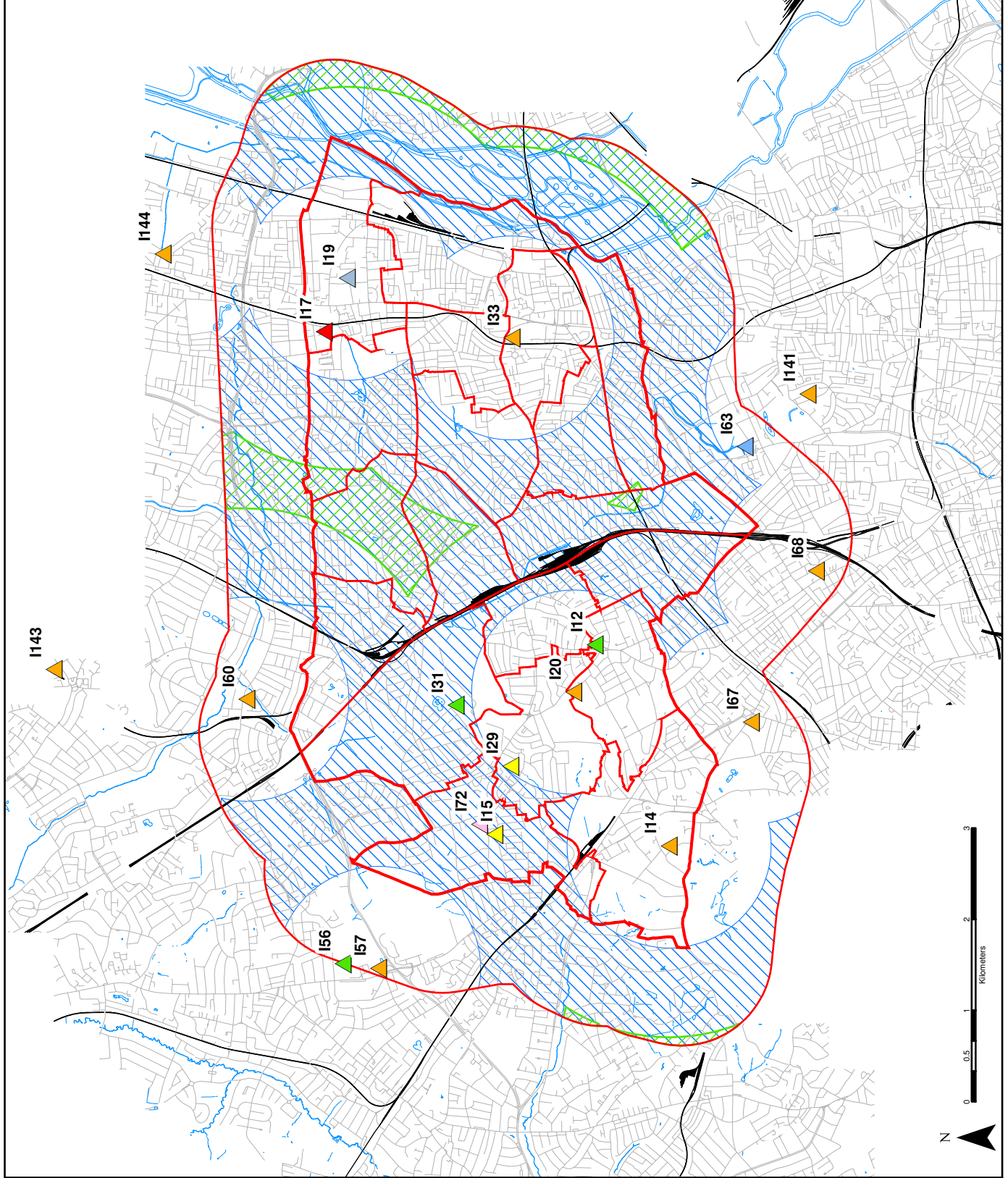
Figure 9.7 Areas Deficient in Access to Swimming Pool Facilities

SCALE

1:60,000 at A4

DATE

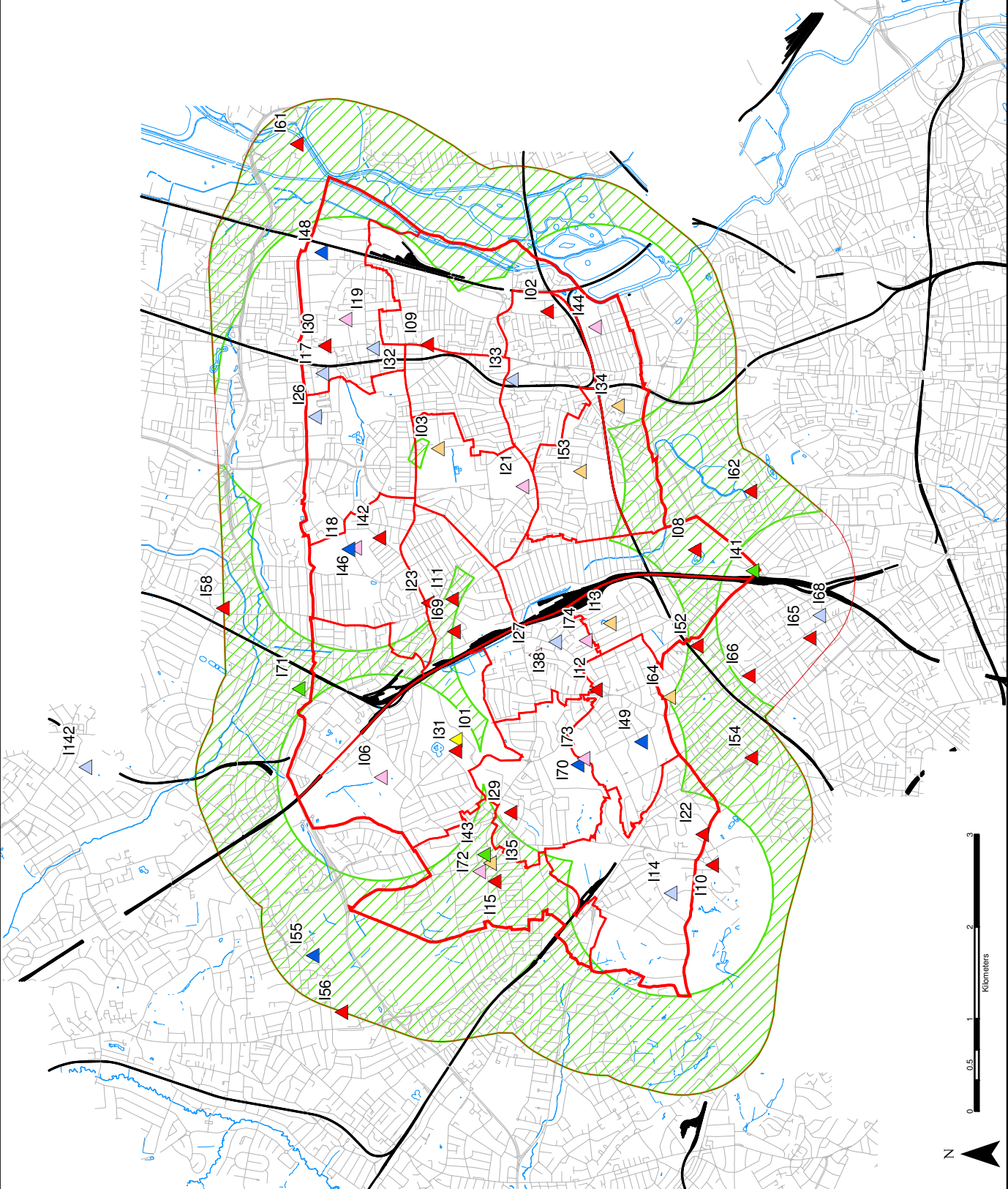
July 2003



LEGEND

- ▲ Commercial gym / health club
- ▲ Community centre
- ▲ Ice rink
- ▲ Other
- ▲ Public sports hall (large)
- ▲ Public sports hall (small)
- ▲ School sports hall (large)
- OS Road Features
- OS Water Features
- OS Rail Features
- Ward Boundaries
- 20min Pedestrian Catchment
- 20min Pedestrian Catchment

UID	Name
101	Alexandra Palace Ice Rink
102	Bodyworks Gymnasium Centre
103	Bodyworks Gymnasium Centre
106	Alexandra Palace School/Dumfries Sports Centre
108	Finsbury Park Track & Gym
110	Highbury Studio
111	Home Peace Fitness (Wood Green)
112	Home Peace Fitness (Wood Green)
113	Home Peace Fitness (Wood Green)
114	Mallinson Sports Centre
115	Mallinson Sports Centre
117	Middlesex University (WHL)
118	New River Sports Centre
119	New River Sports Centre
121	Park View Academy (EIS) Leisure Services
122	Park View Academy (EIS) Leisure Services
123	Park View Academy (EIS) Leisure Services
124	Park View Academy (EIS) Leisure Services
125	Power Gym
127	City Academy
129	The Dragon Health Club
130	The Dragon Health Club
131	The Laboratory Spa & Health Club
132	Tottenham Community Sports Centre
133	Triangle Community Centre
134	Triangle Community Centre
135	URC Hall
141	Rowana Tennis Club
142	Wood Green Weightlifting Club
143	Wood Green Weightlifting Club
144	Wood Green Weightlifting Club
146	White Hart Lane School
147	White Hart Lane School
148	White Hart Lane School
149	Cothurst Lawn Tennis & Squash Club
152	Parade Walk Health
153	Parade Walk Health
154	Parade Walk Health
155	Compton Sports Centre
156	Compton Sports Centre
157	Peak Fitness
158	Peak Fitness
161	Fitbase Base
162	Fitbase Base
163	Fitbase Base
164	Fitbase Base
165	Fitbase First
166	Fitbase First
167	Fitbase First
168	Fitbase First
169	Fitbase First
170	Fitbase First
171	Higginbotham and Lawn Tennis Club
172	Higginbotham and Lawn Tennis Club
173	Higginbotham and Lawn Tennis Club
174	Higginbotham and Lawn Tennis Club
175	Higginbotham and Lawn Tennis Club
176	Higginbotham and Lawn Tennis Club
177	Higginbotham and Lawn Tennis Club
178	Higginbotham and Lawn Tennis Club
179	Higginbotham and Lawn Tennis Club
180	Higginbotham and Lawn Tennis Club
181	Higginbotham and Lawn Tennis Club
182	Higginbotham and Lawn Tennis Club
183	Higginbotham and Lawn Tennis Club
184	Higginbotham and Lawn Tennis Club
185	Higginbotham and Lawn Tennis Club
186	Higginbotham and Lawn Tennis Club
187	Higginbotham and Lawn Tennis Club
188	Higginbotham and Lawn Tennis Club
189	Higginbotham and Lawn Tennis Club
190	Higginbotham and Lawn Tennis Club
191	Higginbotham and Lawn Tennis Club
192	Higginbotham and Lawn Tennis Club
193	Higginbotham and Lawn Tennis Club
194	Higginbotham and Lawn Tennis Club
195	Higginbotham and Lawn Tennis Club
196	Higginbotham and Lawn Tennis Club
197	Higginbotham and Lawn Tennis Club
198	Higginbotham and Lawn Tennis Club
199	Higginbotham and Lawn Tennis Club
200	Higginbotham and Lawn Tennis Club



PROJECT: Haringey Open Space Study
Indoor Facilities

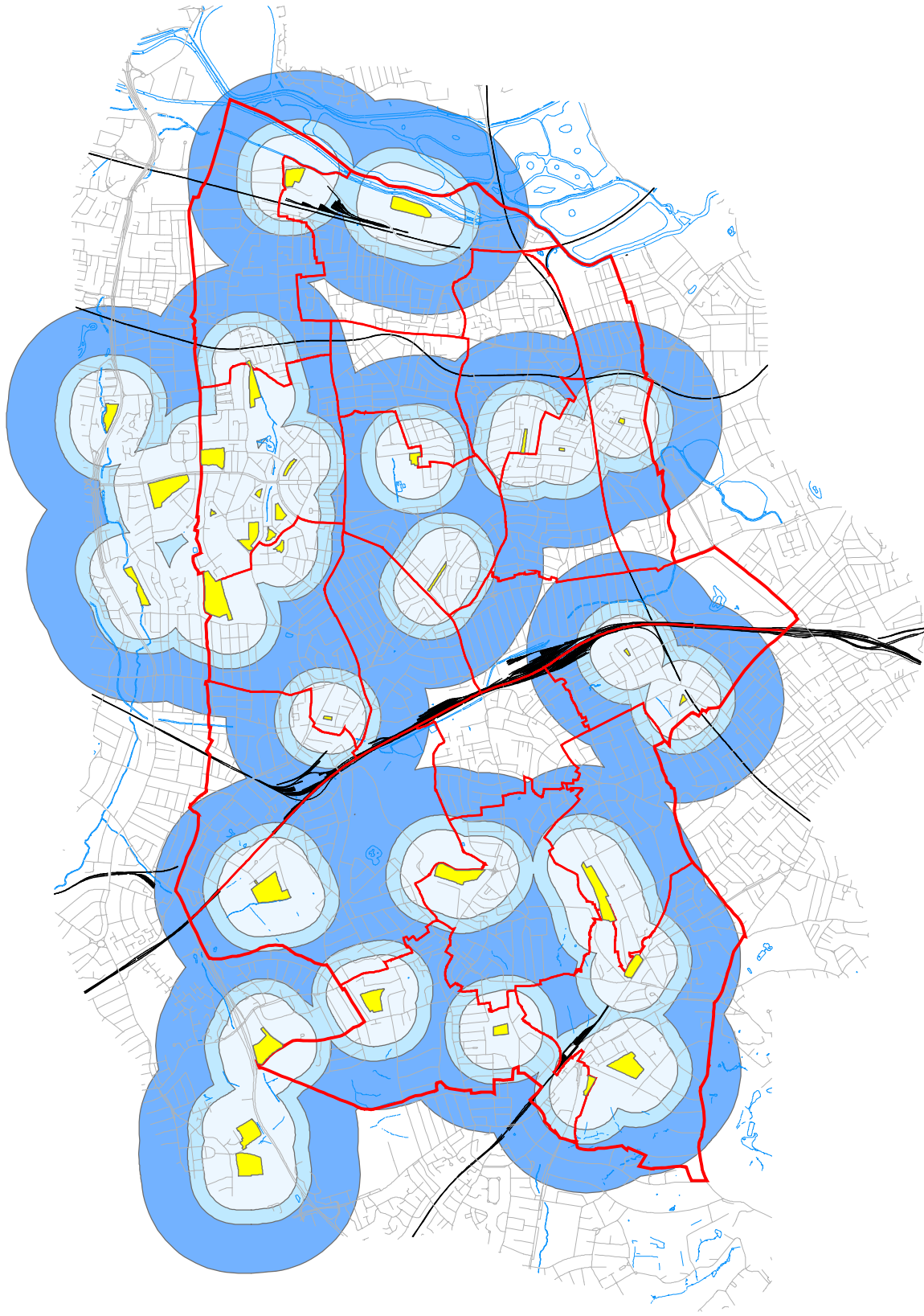
TITLE: Figure 9.14 Areas Deficient in Access to Indoor Dry Sports Facilities

SCALE: 1:60,000 at A4

DATE: July 2003

LEGEND

- Allotments
- 280m Catchment
- 400m Catchment
- 800m Catchment
- OS Road Features
- OS Water Features
- OS Rail Features
- Ward Boundaries



This page is intentionally left blank



Haringey Council

Special Planning Committee

On 29th May 2008Report Title: **Planning Enforcement**Forward Plan reference number **Not Applicable**

Report of: Director of Urban Environment

Wards(s) affected: **All**Report for: **Information****1. Purpose**

1.1 Members are asked to note to findings of the review of Planning Enforcement and the measures being taken to improve the service.

2. Recommendations

2.1 That Members note the findings of the Planning Enforcement review and the recommendations made and service response contained in Appendix 2.

2.2 That Members note the progress made to date in improving service performance and the arrangements in place for the delivery and monitoring of these service improvements

Report Authorised by: Beverley Taylor, Assistant Director for Frontline Services

Contact Officer: Robin Payne, Enforcement, telephone 020 8489 5513

3. Chief Financial Officer Comments

3.1 The proposals contained in the recommendations of this report and in the Improvement Action Plan can be contained within existing approved Enforcement Service budgets. This assumes that the contribution from the Planning Service of £70k per annum can continue in the medium term. There may be some risk associated with this. The efficiency savings in respect of legal costs will need to be delivered, albeit it may impact on service delivery. The implications of these risk areas may need to be highlighted as part of the Council's future financial planning process.

4. Head of Legal Services Comments

- 4.1 The Head of Legal Service comments that the decision as to whether planning enforcement is “expedient” is within the sole discretion of the local planning authority. The authority must have regard to relevant policies in the UDP and the particular circumstances of any alleged or suspected breach of planning control.
- 4.2 The Government issued a Good Practice Guide in 1997 recommending the adoption of an enforcement policy.

5. Local Government (Access to Information) Act 1985

- 5.1 Planning Enforcement Review Full Report (2008)

6. Strategic Implications

- 6.1 Since 2004 planning enforcement has been undertaken by a team managed by the Enforcement Service but with enforcement decisions and case closure being approved by the Development Control Service. This is an important service area and has a direct contribution to make in the control of private sector housing supply, management of eyesore and neglected locations, protecting heritage buildings and conservation areas.
- 6.2 A performance review of planning enforcement was commissioned by the Cabinet Member for Enforcement and Community Safety to benchmark performance with a number of neighbouring and best practice authorities and to identify areas for improving performance. This review has generated an action plan that will improve this important service area.

7. Financial Implications

- 7.1 The service has an approved structure of four case officers, one Team Leader and a Monitoring Officer. The service budget has included £70k of Planning Delivery Grant which ended in 2007/8 but has been replaced by temporary funding from the Planning Service for 2008/9.
- 7.2 Temporary funding used to support additional staff to tackle the historical high caseload has been through vacancy savings achieved elsewhere within the Enforcement service. Planned recruitment means that this may not be available after June 2008.
- 7.3 The Enforcement service has planned efficiency savings for 2008/9 and 2009/10 which will reduce the overall legal budget from £200k to £100k. Expenditure on planning enforcement alone has been on average between £70k to £100k per year and

enforcement activity now planned will increase the number of cases prosecution or appealed significantly.

8. Legal Implications

9. Planning Enforcement is not a statutory service but where promised service standards are inadequate there is a risk that the service will be open to criticism for maladministration.

10. Equalities Implications

- 10.1 There were no equalities issues raised by this review.

11. Consultation

- 11.1 A member steering Group sponsored by Cllr Canver (Cabinet member for Safer Communities and Enforcement), including Cllr Amin (Cabinet member for Regeneration and Enterprise), Cllr Peacock (Chair of Planning Committee) and Cllr Bevan (representing Overview and Scrutiny), and have been consulted on the review findings.

12. Review Findings

- 12.1 A summary of the findings of this review, carried out by the corporate performance team, is attached as Appendix 1. This review has considered the service under the four headings of People; Performance and Cost; Perception and Processes.
- 12.2 The Enforcement Service welcomes the review as a way of taking the improvement of the service forward. This report provides an overall response to the review and an update on progress made since the review under the key headings. A detailed response to the recommendations of the review is attached as Appendix 2. This document is being reformatted as an action plan.
- 12.3 People - Recommendations here are largely aimed at achieving a stable workforce. This has been an issue because the service has relied on agency staff to fill vacant posts supported by temporary funding and to supplement the team so that the historical case load can be reduced.
- 12.4 The service now has permanent funding for a Team Leader and 3 Planning Enforcement Officers. Funding for fourth officers has been made available from the Planning Service to replace Planning Delivery Grant which ended in 2007/8. Recruitment is proceeding to fill four vacant posts.
- 12.5 The service has overtime received supplementary funding from within the Enforcement budget to help reduce very high caseloads inherited prior to 2004. This funding will continue until June 2008 when it will be reviewed.

12.6 Performance and Cost - The report highlights that the perception about the performance of the service is often poor with failure to maintain adequate contact with complainants and to explain investigation findings a significant concern. Performance has often been compromised by the very high caseload levels which the service has carried and high turnover of temporary staff. The service is committed to improving performance and has made substantial progress in reducing caseloads.

12.7 The table below shows a caseload analysis from 2004/5 as reported to the review and demonstrates the strong progress that has been made in reducing caseload levels. Provided as Appendix 4 is an caseload analysis for the period 2001 to 2008.

Year	Carried forward from previous year	Cases received	Total	Cases closed	Carried forward to next year
2004/5	1855	898	2753	1264	1489
2005/6	1489	939	2428	746	1682
2006/7	1682	686	2368	1064	1304
2007/8	1304	914	2218	1289	929

Despite the high caseloads, in the period 2004/5 to 2006/7, the open cases workload reduced by 30% with 551 cases closed above the level of new cases opened in that period. This trend has continued through 2007/8 with only 929 open cases carried forward into 2008/9. As of 15 May 2008 we have 850 open cases

12.8 Officers will be seeking to maintain temporary funding to June 2008 and hope to reduce caseloads down to approximately 480 or 120 per planning enforcement officer.

12.9 The average unit cost of a planning enforcement case taken to closure fell by £105 from £437 in 2005/6 to £342 in 2006/7.

12.10 The service benchmarked its performance with 5 North London Local Authorities. Attached as an Appendix 3 is a list of performance facts and figures which were identified as part of the review and benchmarking. These demonstrate that the service has been achieving very high levels of enforcement activity, but with no evidence that the service has high levels of successful appeals. Service complaint levels and establishment are average compared to the local authorities used to benchmark performance.

12.11 Good practice identified through benchmarking has been included into a service improvement action plan and this will include an extended range of performance measures.

- 12.12 Perception - It is acknowledged that current perception of the service is poor by a range of stakeholders and the service is committed to improving this. The service is proposing to now monitor customer satisfaction of planning enforcement and will add this to the improvement plan. This has traditionally been picked up by satisfaction monitoring by the Planning Service itself.
- 12.13 The service is also introducing a range of new standard documents including advisory leaflets and correspondence to ensure complainants are better informed on the service standards and progress of cases. Web pages are also being improved to provide more guidance on planning enforcement and to explain where formal action can be taken.
- 12.14 Processes – The report identifies the need to incorporate a number of processes to ensure that problem cases are resolved through joint case reviews with Legal and Development Control. These processes are now in place.
- 12.15 The need to ensure that other services contribute to planning enforcement was recognised in the review. This is already reflected in the Enforcement Service with planning enforcement now incorporated into the work undertaken by all officers and in particular the Enforcement Response out of hours service which now operates 24.7, as well as Street Enforcement and Street Wardens.
- 12.16 The review identifies the need to agree a new set of priorities for the service. The service will be seeking views on a set of draft priorities and to include them as part of the overall Enforcement Strategy.

13. Delivering the Improvements

- 13.1 To ensure that the recommendations of the review are progressed an officer Service Improvement Group is being established. This will be chaired by the Assistant Director of Frontline Services and will meet monthly to review progress on all the recommendations and also review progress on the key performance measures identified by the review.
- 13.2 Appendix 2 is being developed into a SMART action plan that will be used for this purpose. Offices will table a latest version of this report at committee.
- 13.3 This Improvement Group will report back to the Cabinet Member for Enforcement and Community Safety on a monthly basis and to the Planning Applications Committee on a quarterly basis.

14. Enforcement Activity

14.1 Below is the number of formal actions that have taken place during 2007/08

Formal Actions	2007/08
Enforcement notices	126
S330	113
Planning contravention notice	74
Temporary stop notice	12
Appeals lodged	12
Appeals won	30
Appeals lost	7
Appeals withdrawn	3

15. Conclusion

- 15.1 The performance review of planning enforcement has helped to generate a helpful action plan for improving the performance of the service particularly aimed at establishing a stable work force and improving perception.
- 15.2 The review also highlighted a number of positive aspects of the service including that it is a high achieving authority for taking enforcement action.
- 15.3 Since the service was transferred to Enforcement in 2004 there has been a steady reduction in the volume of open cases and a marked increase in the level of enforcement activity. Current levels of enforcement are significantly higher than found across benchmarked authorities.
- 15.4 It is expected that as caseload levels continue to fall to a target of around 120 per case officer, case management will improve and quality improvements will be achieved.

16. Use of Appendices

- 16.1 Appendix 1 – Planning Enforcement Review Summary
- 16.2 Appendix 2 – Planning Enforcement /Action Plan
- 16.3 Appendix 3 – Planning Enforcement Facts and Figures
- 16.4 Appendix 4 – Analysis of Planning Enforcement Workload

Value for Money Review of Planning Enforcement Summary report

Background

1. As part of the corporate Value for Money programme, the planning enforcement service was reviewed in 2007/2008.
2. The Planning enforcement service investigates reported breaches of planning permissions and conditions and reports of unauthorised developments, operating in a contractor role to PEPP (Planning, Environmental Policy and Performance). It is a very high profile service, with stakeholders that include residents, (complainants and those who breach planning regulations), elected members, developers, builders, estate agents and solicitors.
3. Planning enforcement has recently become part of the new Front Line Services business unit in Urban Environment, having previously been part of the enforcement business unit.

Objectives of the review

4. The following objectives for the review were agreed by the Project Board;
 - To examine and understand the structure and operation of the planning enforcement service
 - To explore Best Practice in planning enforcement with a view to improving how the service is provided, including benchmarking with other authorities;
 - To consider whether the service should concentrate its resources on a number of priority areas where it can have the greatest impact or continue to enforce planning across the board;
 - To make recommendations on how to improve the performance of the Planning enforcement service, whilst adhering to the Enforcement Principles outlined in the Draft Haringey Council Enforcement Policy.

Review Methodology

5. A number of other London authorities were visited between July and September 2007 to compare how they manage planning enforcement: Barnet, Enfield, Camden, Westminster, and Brent. The authorities chosen for visits were either nearest neighbours or recognised as best practice services.
6. A series of detailed case studies were examined to understand current processes used in the planning enforcement service.
7. Officers from both within planning enforcement and those in related services were consulted through a series of interviews and focus groups. A Member focus group was held and questionnaires were sent to complainants, those being enforced against and professionals and agents involved in the process.

8. Information from these different exercises was collated and used to provide a series of recommendations for the service to develop into an improvement plan.

Findings and Recommendations

9. The findings and recommendations of this review are set out under four headings: People, Performance & Cost, Processes and Perception. The findings are derived from all the activities undertaken in the course of the review. The details of the findings are contained in the main report.

People

10. There were a number of key themes in the findings from visits to other authorities, focus groups and case studies.
11. There was broad agreement that use of temporary staff leads to inconsistency and delays for example, one case was handled by four different officers in a nine month period. A number of authorities visited had made a policy decision not to recruit temporary staff and the remaining authorities had very few temporary staff. All staff interviewed raised the issue that reliance on temporary staff means that information gets lost in the handover and background knowledge of a case can be lost.
12. Another common theme was the recruitment of Planners within the Planning enforcement service. With the exception of Enfield, which does not seek to recruit qualified planners, all the authorities visited cited a number of recruitment and retention incentives to attract qualified planners to their service, including graduate trainee schemes and career grade structures. Planning enforcement staff believe that planning knowledge is very important in conducting their work and that the job could not be done to the required standard by non-planners.
13. All planning enforcement services visited (except Enfield) were headed up by a qualified planner.

People - Recommendations:

1. The planning enforcement service may consider whether the service should be headed up by a qualified planner.
2. The planning enforcement service needs to prepare a strategy for the recruitment, retention and development of permanent staff.
3. A comprehensive training package needs to be developed for planning enforcement staff to address the two sets of skills identified:
 - Technical training
 - Basic training in planning enforcement law
 - Training in standards for drafting and serving enforcement notices
 - The use of an agreed template/checklist for enforcement notices
 - Ensuring that all decisions are documented, monitored and enforced
 - Skills based training
 - dealing with difficult/demanding members of the public
 - basic enforcement skills

Performance and Cost

14. Compared to other London boroughs participating in the review Haringey's volume of new cases received in 2006/7 is not high although year to date figures suggest that this is set to increase in 2007/8. In 2006/07 the service received 686 new cases and this has increased to 727 in 2007/08. In addition to new cases the service continues to reduce its backlog from 1682 in 2006/07 to 1304 so far in this current year.
15. Looking at the cases closed between 2005/6 and 2006/7 the majority (68%) were due to there not being an enforceable breach.
16. Haringey's performance on winning planning enforcement appeals remained constant between 2005/6 and 2006/7 despite the total number of appeals doubling over that period. Compared to other London Boroughs participating in the review Haringey's performance on winning planning enforcement appeals is average.
17. The net cost of the service for 2006/7 was £365,273 of which 78% (£286,882) was staffing costs (£119,225 on salaried staff; £167,657 on agency staff). This shows heavy reliance on agency staff. In 2006/7 the key additional cost for the service was the cost of legal advice and support from Legal services which amounted to £74,442.
18. The review tested the robustness of performance management in the service and found that it is limited and needs to be strengthened. The service does not monitor outcomes or timescales in resolving cases.
19. A random sample of case files found that the service needs to strengthen its systems and processes for caseload recording, to accurately reflect receipt and

closure of complaints. Clear timescales for dealing with investigations need to be set and performance monitored against these.

Performance & Cost - Recommendations

1. The planning enforcement service needs to introduce a meaningful set of performance indicators. These performance indicators should be reported to the appropriate level of management and to the Planning Advisory sub-Committee on a quarterly basis. These indicators should also be used for setting targets and for monitoring the performance of staff.
2. Potential indicators may include the following:
 - Successful resolution of a case at an early stage e.g. retrospective planning permission sought
 - Breaches stopped
 - Customer satisfaction with the service received
 - % of cases closed within target time(s)
 - % of cases resolved through negotiation
 - % of cases closed through direct action
 - % of PCNs complied with/responded to
 - % of prosecutions for non-compliance with PCN
 - % of enforcement notices complied with
 - % of enforcement notices appealed
 - % of enforcement notices withdrawn by Council
 - No of prosecutions for non-compliance with enforcement notice
 - Outcome of appeals
3. The service should carry out robust analysis of all its performance information in order to understand its strengths and weaknesses and where it needs to focus action for improvement.

Perception

20. Generally perceptions about the service are poor. Members cited a number of problems that they had experienced with the service:
 - The service seems very disorganised and staff do not keep on top of cases.
 - Files and information get lost regularly and members say that they have to constantly chase the service.
 - Work is not being programmed and monitored.
 - Quality of appeals evidence provided by the Council is poor
 - Officers do not go to appeal equipped to deal with the case. Costs are being awarded against the Council for cases which have been poorly prepared or have no merit.
21. Members made a number of helpful suggestions as to how communication with residents could be improved; including keeping complainants informed as cases

progresses. This observation is in line with the findings of the file audit. A number of authorities shared examples of good practice in communicating with the public, in particular being clear with customers that their case can take a long time, including long waits between stages.

22. There is a perception among staff interviewed that Haringey's planning enforcement has a poor reputation leading to recruitment difficulties.
23. Complainants, those complained about and other agents linked to the service (builders, developers, estate agents, solicitors etc.) were all contacted to find out their experiences of using the planning enforcement service. No one who the Council had enforced against, or agents, responded to the survey. Of the 288 complainants contacted, 64 responded, representing a respectable 22% response rate.
24. The main findings of this survey are as follows:
 - The majority of complainants (64%) said that the Council completed its investigations and made a decision about their complaint within 3 months
 - About two thirds of respondents said that they were not kept informed of progress in dealing with their complaint
 - Over half of complainants said that they did not receive a satisfactory explanation of the Council's decision
 - Only one fifth of those whose complaint *was not* upheld understood why this was
 - Less than half of those whose complaint *was* upheld said that the unauthorised works had stopped as a result
 - Just over a fifth of complainants were satisfied with the way in which their complaint was dealt with.

Perception - Recommendations

1. The service needs to consider ways of communicating better to members and residents the aims and limitations of the planning enforcement service.
2. The planning enforcement service should publicise successful prosecutions and actions to raise public awareness that planning enforcement is taken seriously in Haringey
 - Through press releases
 - Through the website
 - Consider 'Quality Audit'
3. The service needs to improve its presence on the Council's website.
4. Planning enforcement staff representing the service in public need to be trained to speak confidently about the service.

Processes

25. A number of planning enforcement cases were analysed to see how cases are being handled by the service. The key findings were:

- Accuracy and attention to detail in handling cases needs to be improved. A number of cases reviewed were missing information, included inaccurate information or undated correspondence. In some cases it was not clear if the case had been resolved and closed.
- There were often unexplained delays in cases where nothing happened for many months.
- Not communicating with complainants ultimately generates further work as officers have to deal with their enquires.

26. These findings were mirrored in the file audit and views from the Council's Legal service who highlighted the need for correct evidence in the issuing of enforcement notices and the presentation of successful cases at appeals and criminal prosecutions. They pointed out that many notices have to be withdrawn because of the poor quality of enforcement notices.

Processes - Recommendations

1. A set of criteria for the issuing of planning enforcement notices needs to be developed and agreed. Enforcement notices should only be issued when these agreed criteria have been met.
2. Planning enforcement needs to increase its use of other actions available to tackle unauthorised development e.g. PCNs, direct action etc.
3. The service could use the street enforcement service, the street wardens' service and the 'Out of Hours' service to check compliance and to assist with other evidence gathering wherever possible.
4. To ensure that cases are being dealt with in a consistent manner, the service should have regular one to one meetings with the senior planning officer responsible for signing off planning enforcement cases.
5. Case conferences between planning enforcement, Development Control and Legal could be convened to resolve the most difficult cases.
6. Planning enforcement should consider having discussions with the head of Building Control to see whether Building Control could be part of the 'early warning' system for unauthorised development, particularly on high profile cases.
7. Day to day management of cases needs to be improved:
 - Key dates should prompt action on the part of an officer
 - All correspondence should be scanned and dated and stored appropriately
 - When an officer resigns from the service a key task should be the proper handover of all cases.
8. One member of staff within the service should be a contact for the resident.

9. All complaints to planning enforcement should be responded to with a standard acknowledgement letter in line with the Council's agreed corporate timescale.
10. Complainants should be written to at key points in the investigation of a breach. If there is a delay, complainants should be notified with the reasons for the delay and an indication of the new timescales. Complainants should also be written to when a case is closed with an explanation as to why a case was/was not upheld.
11. The service may consider producing an information leaflet/ guide to planning enforcement setting out the planning enforcement process and target timescales for each stage.
12. The service should consider using a series of Standard letters where Permitted Development is suspected, asking the complainant to check the development against a permitted development criteria.
13. The service should review its IT to see if some of the problems highlighted such as tracking cases, flagging actions, storing and retrieving information and case handover could be resolved.
14. A system and protocol to effectively prioritise cases, ensuring that substantive breaches are tackled robustly should be developed.

Next Steps

27. Recommendations made in this report were presented to the Project Board and service managers for discussion at the project away day in November 2007. Since then the service has been working with the Project Manager of this review and with other colleagues to prepare an Action Plan setting out how these recommendations will be achieved.

This page is intentionally left blank

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Planning Enforcement Performance Review Action Plan

This action plan represents the response of the Enforcement service to recommendations made by a corporate review of planning enforcement. This review was commissioned by the Cabinet Member for Enforcement and Community Safety to benchmark performance with a number of neighbouring and best practice authorities and to identify areas for improving performance. The findings of this review need to be set in the context of planning enforcement since 2001, the resources for planning enforcement and the strategic priorities for Enforcement.

Enforcement Strategic Priorities 2007/8 – 2009/10

The priorities related to planning enforcement are -

1. Priority One: Safer, Cleaner & Sustainable Environment
 - Obj. 1: To act against landowners that neglect properties and create public eyesores.
 - Obj. 2: To reverse and prevent unauthorised use and non permitted development.
 - Obj. 3: To implement an enforcement tool for targeting unscrupulous, failing landlords
 2. Priority Two: Healthier communities –
 - Obj. 6: To enforce the standards set for Houses in Multiple Occupation through the use of available licensing powers.
 3. Priority Three: Successful Business –
 - Obj. 12: To encourage & support good landlords
- Priority Four: Effective & valued service –
- Obj. 15: To support area improvement and local action planning with communities.
 - Obj.16: To develop services through feedback and consultation.
 - Obj. 17: To provide value for money, ensuring that our priorities for enforcement are matched by our use of available resources.

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Planning Enforcement Resources and Priorities

The Planning Enforcement team was transferred to the Enforcement service in January 2004. At this time there were 5 posts, 3 of which were case officer posts filled permanently by two qualified planners and one technical officer. In 2006/7 this establishment was increased to 4 case officers using temporary Planning Delivery Grant which ends in March 2008 and is expected to be replaced by Housing and Planning Delivery Grant.

In the period 2001/2 to 2003/4 the open cases workload increased by 373% as a result of low case closures and rising complaint levels. This period also saw the development of a new planning enforcement team and prior to this period there was effectively no planning enforcement.

The table below shows a caseload analysis from 2004/5.

Year	Carried forward from previous year	Cases received	Total	Cases closed	Carried forward to next year
2004/5	1855	898	2753	1264	1489
2005/6	1489	939	2428	746	1682
2006/7	1682	686	2368	1064	1304
2007/8 (dec 07)	1304	727	1734	1005	

In April 2004 there were 1855 open cases rolled forward from 2003/4 and 898 new cases opened. In 2004/5 this represented a caseload of 2753 cases to be investigated by the two field officers and vacant post or 917 for each case officer.

It was recognised by the service at this time that reducing caseload per officer to more reasonable proportions was essential if both effective outcomes and a stable workforce were to be achieved. In addition there were opportunities to develop cross service working on eyesores, illegal advertising and HMO activity.

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Since that time the Enforcement service has funded a varying number of additional posts to reduce the caseload and has developed new service roles within Environmental Crime and Enforcement Response service groups to supplement this resource. The new Strategic and Community Housing service has taken over responsibility for private sector housing work but there remains joint working through a Member led Green Lanes HMO working group.

Despite the very high caseloads, in the period 2004/5 to 2006/7, the open cases workload reduced by 30% with 551 cases closed above the level of new cases opened in that period. This trend has continued through the latest exercise in reducing the historic open cases to 1005 as of end of December.

In addition to a commitment to reducing the caseload of the service, the service has also been committed to activity across a number of area based action plans including the Myddleton Road, Green Lanes, Urban Environment Area Based working Groups, and the Tower Gardens Conservation Area.

Performance Review - facts and figures

- In the 3 years prior to the transfer of planning enforcement to the Enforcement service (2001/2 -2003/4), 2,064 cases were received for investigation, but only 913 (44%) resulted in a visit. However, in the 3 years that followed transfer (2004/5 – 2006/7) 2,523 cases were received for investigation, of which 2,357 (93%) were investigated by visit. **Since 2004 there has been a substantial increase in the number investigations made as a proportion of cases received.**
- In the current year, reported in December 2007, 97% of all cases for site investigation have been visited within their target time. **Performance on investigations made as a first response is excellent in Haringey.**
- In the benchmarked year of 2006/7 Haringey's planning enforcement recorded 686 cases for investigation. This was a low year compared to the average of around 840 per year for Haringey. When viewed as cases per 1000 of the population Haringey has a low level of cases opened compared to other benchmarked authorities. **Haringey has a comparatively low complaint levels.**
- Based on an average of 840 new cases per year and a permanent establishment of 6 (4 case officers) Haringey has 140 cases per fte per year. This is marginally less than the average for the benchmarked authorities of 147 cases per fte per year,

Planning Enforcement Review – Action Plan version 4 (20.3.08)

although in some years Haringey has been above this average. **Haringey has generally average volumes of new cases for its establishment compared to other benchmarked authorities**

- Haringey has the second lowest permanent establishment of the benchmarked authorities, being 0.5 fte more than Brent. **Haringey has a comparatively small establishment.**
- In the 3 years prior to transfer of planning enforcement to Enforcement (2001/2 -2003/4) only 209 (9%) cases were closed during that period. However, in the 3 years that followed the transfer (2004/5 – 2006/7) 3,074 (122%) were closed. **There has been a substantial increase in the volume of case closures to reduce the backlog inherited from before 2004.**
- At the close of 2003/4 when the service was transferred there were 1,855 open cases arising from the 3 years of previous weak activity. At that time there were 3 funded case officer posts, representing a potential average caseload of 618 cases per officer. At the close of December 2007 there were 1,005 open cases and 4 funded case officer posts. This represents a caseload per officer of 251 cases. **Haringey has had very large levels of historical open cases. However, since 2004 there has been a significant reduction in the total caseload per officer.**
- In the benchmarked year of 2006/7 Haringey's planning enforcement closed 1068 cases and served 130 Enforcement Notices. This represents a ratio of 8.2:1. In comparison only one authority, Brent, served a higher proportion of Enforcement Notices but this Council closed less than half the number of cases. Haringey's ratio was twice the average for the benchmark group but showed no indication of being higher for appeals or lost appeals. **Haringey has reported a high volume of Enforcement activity compared to other benchmarked authorities.**
- In the benchmarked year of 2006/7 Haringey's planning enforcement closed 1068. Its establishment was 4 case officers, one Team Leader and one administration officer. In addition one the equivalent of one additional case officer was employed bringing the establishment to full time equivalent (fte) of 7. This equates to a 153 cases closed per fte in Haringey per year. This was higher than all other benchmarked authorities except for Enfield, who like Haringey, were dealing with a backlog having relocated the planning enforcement service away from development control. The average for the benchmarked authorities was around one fifth less than for Haringey. **Despite the use of additional temporary resources, Haringey has reported a high level of case closures per officer compared to other benchmarked authorities.**
- **The average unit cost of a planning enforcement case taken to closure fell by £105 from £437 in 2005/6 to £342 in 2006/7.**

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Theme	Review Recommendation	Service Response	Time scale for completion	Lead Officer	Financial implications
People	1. The Planning Enforcement service may consider whether the service should be headed up by a qualified planner	Agreed - The process to recruit a new Team Leader has begun and an essential requirement is that the post holder is a qualified and experienced planner.	April 2008	Eubert Malcolm	The post was originally graded at P05 and is now at P07. The additional £5k is from within the Enforcement budget
	2. The planning enforcement service needs to prepare a strategy for the recruitment, retention and development of permanent staff.	Agreed – There is a commitment to recruiting permanent staff to the establishment of 4 case officers. Three posts are vacant Retention packages for the permanent staff will be considered. Staff who are to be sponsored to become qualified planners could also be located for one year of their 'training' within the Planning Enforcement service in addition to or as an alternative to the graduate trainee scheme.	June 2008	Eubert Malcolm Marina Dimopolou	3 case officer posts have funding up to P02. A fourth post is subject to the availability of replacement funding for PDG which ends in March 2008.
	3. A comprehensive training package needs to be developed for Planning Enforcement staff to	Agreed – the Enforcement service already supports officers through core enforcement training for permanent staff and links	July 2008	Eubert Malcolm	It is not expected that training costs will provide an excessive budget

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Theme	Review Recommendation	Service Response	Time scale for completion	Lead Officer	Financial implications
	<p>address the two sets of skills identified:</p> <ul style="list-style-type: none"> • Technical training • Skills based training 	<p>competence to assessment and qualification.</p> <p>Additional training needs will be identified through induction, performance appraisals and one-to-ones.</p>			pressure
<p>Performance and Cost</p>	<p>1. The planning enforcement service needs to introduce a meaningful set of performance indicators. These performance indicators should be reported to the appropriate level of management and to the Planning Advisory sub-Committee on a quarterly basis. These indicators should also be used for setting targets and for monitoring the performance of staff</p>	<p>Agreed – the planning enforcement service already monitors a valuable range of performance measures at appropriate levels of management. These include initial investigation performance, enforcement activity, open caseload and case closure rates. These will continue to be measured.</p> <p>It is agreed that a further set of performance measures will now be introduced and monitored and reported quarterly to the Planning Committee.</p> <p>PPD will, in addition, establish its own monitoring arrangements for these performance measures and establish the targets for these</p>	April 08	Eubert Malcolm	Arrangements and resources for support of performance management are part of a back office review of UE.

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Theme	Review Recommendation	Service Response	Time scale for completion	Lead Officer	Financial implications
	<p>2. Potential indicators may include the following:</p> <ul style="list-style-type: none"> • Successful resolution of a case at an early stage e.g. retrospective planning permission sought • Breaches stopped • Customer satisfaction with the service received • % of cases closed within target time(s) • % of cases resolved through negotiation • % of cases closed through direct action • % of PCNs complied with/responded to • % of prosecutions for non-compliance with PCN • % of enforcement notices complied with • % of enforcement notices appealed • % of enforcement notices withdrawn by 	<p>indicators.</p> <p>Subject to technical issues being resolved, these will form part of 2008/9 performance management arrangements.</p> <p>Target setting, where appropriate, will be determined by the Improvement Group for this action plan, to be chaired by the AD Frontline Services.</p>	<p>April 08</p> <p>June 08</p>	<p>Eubert Malcolm</p> <p>Beverley Taylor</p>	<p>Arrangements and resources for support of performance management are part of a back office review of UE.</p>

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Theme	Review Recommendation	Service Response	Time scale for completion	Lead Officer	Financial implications
	<p>Council</p> <ul style="list-style-type: none"> No of prosecutions for non-compliance with enforcement notice Outcome of appeals <p>3. The service should carry out robust analysis of all its performance information in order to understand its strengths and weaknesses and where it needs to focus action for improvement</p>	<p>Agreed – the Improvement Group will develop this arising from 2. above</p>	<p>April 08</p>	<p>Beverley Taylor</p>	<p>None</p>
Perception	<p>1. The service needs to consider ways of communicating better to members and residents the aims and limitations of the planning enforcement service</p>	<p>Agreed – the service will develop a suite of helpful leaflets and Q&A documents, to be available through available our website, correspondence and other alternatives.</p> <p>We will seek Member views on measures to improve their awareness of planning limitations.</p>	<p>June 08</p>	<p>Eubert Malcolm</p>	<p>TBC</p>
	<p>2. The planning enforcement service should publicise successful prosecutions and actions to raise public awareness that planning enforcement is taken seriously in Haringey</p>	<p>Agreed – the service already issues press releases for all successful cases and these are posted on the Council website.</p> <p>Unfortunately many cases provide a sanction that is not an adequate</p>	<p>Ongoing</p>	<p>Eubert Malcolm/ director ate communications team/ corporate</p>	<p>None</p>

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Theme	Review Recommendation	Service Response	Time scale for completion	Lead Officer	Financial implications
	<ul style="list-style-type: none"> • Through press releases • Through the website • Consider 'Quality Audit' 	deterrent given the potential financial gain of some unauthorised developments.		communications team	
	3. The service needs to improve its presence on the Council's website	<p>Agreed – a greater amount of advisory information to be placed on the website. This will be consistent with recommendations above.</p> <p>The service will also revisit the helpfulness of the planning enforcement portal as a way of complainants tracking case progress.</p>	June 2008	Eubert Malcolm/Marina Dimopolou	Improvements to the planning enforcement portal may require investment.
	4. Planning Enforcement staff who represent the service in public need to be trained to speak confidently about the service	Agreed – recruitment, induction, appraisal and training arrangements will emphasise this area of competence.	Initial training by July 2008, then ongoing	Eubert Malcolm	From existing budgets.
Process	1. A set of criteria for the issuing of planning enforcement notices needs to be developed and agreed. Enforcement notices should only be issued when these	Agreed – standard practice for notices served by the Enforcement service will be reviewed.	March 2008	Eubert Malcolm/Marina Dimopolou	This will be a responsibility for the administrative support provided by the Enforcement

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Theme	Review Recommendation	Service Response	Time scale for completion	Lead Officer	Financial implications
	<p>agreed criteria have been met.</p>				<p>Technical Support team.</p>
	<p>2. Planning enforcement needs to increase its use of other actions available to tackle unauthorised development e.g. PCNs, direct action etc</p>	<p>Agreed – benchmarking shows that Haringey is considerably more active on taking such enforcement action than most other benchmarked authorities. PCN action is a valuable tool in escalating action and identifying offenders and offences.</p> <p>Any enforcement action should be consistent with Haringey's Enforcement Policy, Enforcement Concordat http://www.dti.gov.uk/consumers/enforcement/enforcement/ http://www.dti.gov.uk/consumers/enforcement/index.html principles and the recently released Regulator's Compliance Code http://bre.berr.gov.uk/regulation/reform/enforcement_concordat/index.asp</p> <p>Haringey's Enforcement policy should reflect its enforcement approach and should be reviewed on this basis.</p>	<p>June 2008</p>	<p>Eubert Malcolm/Head of Enforcement</p>	<p>Direct action may require work in default and financial risk will need to be assessed on each case.</p>

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Theme	Review Recommendation	Service Response	Time scale for completion	Lead Officer	Financial implications
	<p>3. Use of Street Enforcement, Street Wardens and 'Out of Hours' to check compliance or other evidence gathering wherever possible</p>	<p>Agreed – it is already established practice for Environmental Crime Officers to identify and investigate planning action.</p> <p>Out of Hours has been configured to provide a planning enforcement response.</p>	Ongoing	Eubert Malcolm	None
	<p>4. To ensure that cases are being dealt with in a consistent manner, the service should have regular one to one meetings with the senior planning officer responsible for signing off planning enforcement cases</p>	<p>Agreed – regular meetings are now taking place.</p> <p>To improve speed and consistency it is proposed that the new team leader be given extended delegated responsibility for deciding enforcement interventions.</p> <p>PPD will establish monitoring arrangements for monitoring delegated decisions taken by Planning Enforcement.</p> <p>This means signing off will be minimised. However, arrangements for contentious, complex cases and absence cover will require DC involvement.</p>	April 2008	Eubert Malcolm/H eads of DC	None
	5. Case conferences between	Agreed – the Team Leader for	April 2008	Eubert	While case

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Theme	Review Recommendation	Service Response	Time scale for completion	Lead Officer	Financial implications
	<p>planning enforcement, Development Control and Legal could be convened to resolve the most difficult cases</p>	<p>Planning Enforcement will agree the need for such conferences with the relevant Heads of DC.</p> <p>A protocol will be produced to agree when this will need to happen, including others as necessary for example on HMOs.</p>		Malcolm and Heads of DC	conferences with legal involve costs, this activity should reduce legal costs of failure.
	<p>6. Planning enforcement should consider having discussions with the head of Building Control to see whether Building Control could be part of the 'early warning' system for unauthorised development, particularly on high profile cases.</p>	<p>Agreed – discussions are underway.</p> <p>A protocol will be produced between Building Control and Planning Enforcement.</p>	<p>April 2008</p> <p>July 2008</p>	Eubert Malcolm/Bob McIver	Revenue implications for BC to be clarified.
	<p>7. Day to day management of cases needs to be improved:</p> <ul style="list-style-type: none"> • Key dates should prompt action on the part of an officer • All correspondence should be scanned and dated and stored appropriately • When an officer resigns from the service a key task should be the proper 	<p>Agreed - The service will investigate whether the current IT system I-PLAN - has this functionality for scheduled dates. If not, alternatives such as the use of Outlook, will ensure that this is implemented</p> <p>Enforcement support will review arrangements for the handling and scanning of correspondence</p>	<p>April 2008</p> <p>May 2008</p>	Eubert Malcolm and Marina Dimopolou	None

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Theme	Review Recommendation	Service Response	Time scale for completion	Lead Officer	Financial implications
	handover of all cases	The Team Leader will be responsible for ensuring that all outstanding key tasks are identified and re-allocated.	April 2008		
	8. One member of staff within the service should be a contact for the resident	Agreed – this recommendation will be put in place but be more achievable once the caseload is at manageable levels and permanent staff recruited. All communication will provide officer contact details. Cover arrangements will be through administrative support and the Team Leader.	June 2008	Eubert Malcolm and Marina Dimopolou	None
	9. All complaints to planning enforcement should be responded to with a standard acknowledgement letter in line with the Council's agreed corporate timescale	Agreed – standard letters and formats will be made available to case officers that link into a managed system for scheduling action.	April 2008	Eubert Malcolm	None
	10. Complainants should be written to at key points in the investigation of a breach. If	Agreed.	July 2008	Eubert Malcolm	

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Theme	Review Recommendation	Service Response	Time scale for completion	Lead Officer	Financial implications
	there is a delay, complainants should be notified with the reasons for the delay and an indication of the new timescales. Complainants should also be written to when a case is closed with an explanation as to why a case was/was not upheld				
	11. The service may consider producing an information leaflet/ guide to planning enforcement setting out the planning enforcement process and target timescales for each stage.	Agreed – see Perception Recommendation 1 above	April 2008	Eubert Malcolm	Within existing budgets
	12. The service should consider using a series of Standard letters where Permitted Development is suspected, asking the complainant to check the development against a permitted development criteria.	Agreed	April 2008	Eubert Malcolm	None
	13. The service should review its IT to see if some of the	Agreed – however any review of IT would need to be part of a	July 2008	Robin Payne	TBC

Planning Enforcement Review – Action Plan version 4 (20.3.08)

Theme	Review Recommendation	Service Response	Time scale for completion	Lead Officer	Financial implications
	<p>problems highlighted such as tracking cases, flagging actions, storing and retrieving information and case handover could be resolved</p>	<p>wider review with Development Control. This will be discussed with DC.</p>			
	<p>14. A system and protocol to effectively prioritise cases, ensuring that substantive breaches are tackled robustly should be developed</p>	<p>Agreed – clear set of priorities for the service will be developed to inform the Enforcement policy and establish a framework for case decision making and programmes of work such as the reversal of conversions and occupation as HMOs.</p>	<p>June 2008</p>	<p>Robin Payne</p>	<p>None</p>

Appendix 3

Planning Enforcement Performance Review - facts and figures

- In the 3 years prior to the transfer of planning enforcement to the Enforcement service (2001/2 -2003/4), 2,064 cases were received for investigation, but only 913 (44%) resulted in a visit. However, in the 3 years that followed transfer (2004/5 – 2006/7) 2,523 cases were received for investigation, of which 2,357 (93%) were investigated by visit. **Since 2004 there has been a substantial increase in the number investigations made as a proportion of cases received.**
- In the current year, reported in December 2007, 97% of all cases for site investigation have been visited within their target time. **Performance on investigations made as a first response is excellent in Haringey.**
- In the benchmarked year of 2006/7 Haringey's planning enforcement recorded 686 cases for investigation. This was a low year compared to the average of around 840 per year for Haringey. When viewed as cases per 1000 of the population Haringey has a low level of cases opened compared to other benchmarked authorities. **Haringey has a comparatively low complaint levels.**
- Based on an average of 840 new cases per year and a permanent establishment of 6 (4 case officers) Haringey has 140 cases per fte per year. This is marginally less than the average for the benchmarked authorities of 147 cases per fte per year, although in some years Haringey has been above this average. **Haringey has generally average volumes of new cases for its establishment compared to other benchmarked authorities**
- Haringey has the second lowest permanent establishment of the benchmarked authorities, being 0.5 fte more than Brent. **Haringey has a comparatively small establishment.**
- In the 3 years prior to transfer of planning enforcement to Enforcement (2001/2 -2003/4) only 209 (9%) cases were closed during that period. However, in the 3 years that followed the transfer (2004/5 – 2006/7) 3,074 (122%) were closed. **There has been a substantial increase in the volume of case closures to reduce the backlog inherited from before 2004.**
- At the close of 2003/4 when the service was transferred there were 1,855 open cases arising from the 3 years of previous weak activity. At that time there were 3 funded case officer posts, representing a potential average caseload of 618 cases per officer. At the close of December 2007 there were 1,005 open cases and 4 funded case officer posts. This represents a caseload per officer of 251 cases. **Haringey has had very large levels of historical open cases. However, since 2004 there has been a significant reduction the in the total caseload per officer.**

Appendix 3

- In the benchmarked year of 2006/7 Haringey's planning enforcement closed 1068 cases and served 130 Enforcement Notices. This represents a ratio of 8.2:1. In comparison only one authority, Brent, served a higher proportion of Enforcement Notices but this Council closed less than half the number of cases. Haringey's ratio was twice the average for the benchmark group but showed no indication of being higher for appeals or lost appeals. ***Haringey has reported a high volume of Enforcement activity compared to other benchmarked authorities.***
- In the benchmarked year of 2006/7 Haringey's planning enforcement closed 1068. Its establishment was 4 case officers, one Team Leader and one administration officer. In addition one the equivalent of one additional case officer was employed bringing the establishment to full time equivalent (fte) of 7. This equates to a 153 cases closed per fte in Haringey per year. This was higher than all other benchmarked authorities except for Enfield, who like Haringey, were dealing with a backlog having relocated the planning enforcement service away from development control. The average for the benchmarked authorities was around one fifth less than for Haringey. ***Despite the use of additional temporary resources, Haringey has reported a high level of case closures per officer compared to other benchmarked authorities.***
- ***The average unit cost of a planning enforcement case taken to closure fell by £105 from £437 in 2005/6 to £342 in 2006/7.***

Analysis of Planning Enforcement Workload Appendix 4

year	No. cases opened	No. cases closed from year opened*	No. cases resulting in site visit	No. cases closed in year	Open cases at close of period	% change in open cases	No. currently outstanding from year opened	Total year caseload
2001/2002	401	398	0	9	392		3	401
2002/2003	782	763	281	36	1138	190%	19	1174
2003/2004	881	866	632	164	1855	63%	15	2019
sub total 2001/2 to 2003/4	2064	2027	913	209	373%		37	
2004/2005	898	795	864	1264	1489	-20%	103	2753
2005/2006	939	762	872	746	1682	13%	177	2428
2006/2007	686	485	621	1064	1304	-22%	201	2368
sub total 2004/5- 2006/7	2523	2042	2357	3074	-30%		481	
2007/2008	914	507	897	1289	929	-29%	407	2218

**

* This value in each year will change as cases close subsequently

** Site visits are only recorded from Oct 2002

*** Figures include supplementary agency staff. In 2006-2008 there was an effective reduction by 1 fte due to sickness and suspension that is not shown

1. When the service was transferred at the end of 2003/4 there were 1855 (2064-209) open cases
2. The caseload for the team in the year 2004/5 was (1855 + 898) 2753 and has reduced
3. In the period 2001/2 to 2003/4 the open cases workload increased by 1463 (373%)
4. In the period 2004/5 to 2006/7 the open cases workload was reduced by 551 (30%)
5. The general trend of cases opened is increasing (See graph 1. - 2006/7 is the only year with a reported fall)
6. The total number of cases per officer has fallen due to additional agency staffing and case closures rates over the above view cases opened

