



NOTICE OF MEETING

Planning Committee

MONDAY, 8TH NOVEMBER, 2010 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD,
WOOD GREEN, N22 8LE.

MEMBERS: Councillors Peacock (Chair), McNamara (Vice-Chair), Christophides,
Rice, Waters, Beacham, Reece, Reid and Schmitz

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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. New items will be dealt with at item 17 below.

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. MINUTES (PAGES 1 - 16)

To confirm and sign the Minutes of the Planning Committee held on 11 October 2010 and the special Planning Committee held on 30 September 2010 (**TO FOLLOW**).

6. APPEAL DECISIONS (PAGES 17 - 28)

To advise the Committee on Appeal decisions determined by the Department for Communities and Local Government during September 2010.

7. DELEGATED DECISIONS (PAGES 29 - 52)

To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee between 20 September 2010 and 17 October 2010.

8. PERFORMANCE STATISTICS (PAGES 53 - 72)

To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement since the 11th October 2010 Committee meeting.

9. TREE PRESERVATION ORDERS (PAGES 73 - 78)

To confirm the following Tree Preservation Order:

1. Land adjacent to 36 Arnold Road N15

10. PLANNING OBLIGATIONS (SECTION 106 AGREEMENTS) (PAGES 79 - 130)

To update the Planning Committee on Haringey's Section 106 (S106) policy and guidance, the S106 agreements signed and administered between 2005-2010 by the Planning and Regeneration Service, and the distribution of the S106 funds that have been received by the Council.

11. DRAFT SUSTAINABLE DESIGN AND CONSTRUCTION SUPPLEMENTARY PLANNING DOCUMENT (PAGES 131 - 256)

To inform the Planning Committee about the draft "Sustainable Design and Construction Supplementary Planning Document" (SPD) which is prepared as part of the Council's Local Development Framework.

12. HOUSE EXTENSIONS IN SOUTH TOTTENHAM SUPPLEMENTARY PLANNING DOCUMENT (PAGES 257 - 394)

To inform Members of the adoption of the "House Extensions in South Tottenham" Supplementary Planning Document

13. PLANNING APPLICATIONS (PAGES 395 - 396)

In accordance with the 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, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

14. COOLHURST LAWN TENNIS AND SQUASH RACQUETS CLUB, COURTSIDE N8 8EY (PAGES 397 - 412)

Demolition of existing single storey shed and erection of sports building with 4 squash courts including modification of clubhouse.
RECOMMENDATION: Grant permission subject to conditions.

15. COOLHURST LAWN TENNIS AND SQUASH RACQUETS CLUB, COURTSIDE, N8 8EY (PAGES 413 - 420)

Conservation Area Consent for demolition of existing single storey shed and erection of sports building with four squash courts including modification of clubhouse.

RECOMMENDATION: Grant consent subject to conditions.

16. 6-8 BROWNLOW ROAD, N11 2DE (PAGES 421 - 442)

Demolition of existing buildings and erection of three storey building to provide 8 x two bed flats.

RECOMMENDATION: Grant permission subject to conditions and a section 106 agreement.

17. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

18. DATE OF NEXT MEETING

Monday, 13 December , 7.30pm.

Ken Pryor
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Friday, 29 October 2010

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 OCTOBER 2010**

Councillors: Peacock (Chair), McNamara (Vice-Chair), Christophides, Rice, Waters, Beacham, Reece, Reid and Schmitz

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC66.	<p>APOLOGIES</p> <p>There were no apologies for absence.</p>	
PC67.	<p>URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC68.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Beacham declared a personal interest in respect of agenda item 12, as the application was within Alexandra ward for which he was Ward Councillor, and he had been contacted in relation to the application but had not responded.</p> <p>Cllr McNamara declared a personal interest in respect of agenda items 13 and 14, as the applications were within Bruce Grove ward for which he was Ward Councillor, but he had received no correspondence in relation to the applications.</p> <p>Cllr Rice declared a prejudicial interest in agenda item 11, which was within Tottenham Hale Ward, for which he was Ward Councillor, as he had attended the topping out ceremony and received hospitality from the developer, and was former Chair of the Friends of Down Lane Park, who had made representation in relation to the site. Cllr Rice would not take part in any discussion of this application.</p>	
PC69.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC70.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 13 September 2010 be approved as a correct record and signed by the Chair.</p>	
PC71.	<p>GLS DEPOT, FERRY LANE, N17 9QQ</p> <p>Marc Dorfman, Assistant Director – Planning, Regeneration and Economy, requested that the Committee agree to the withdrawal</p>	

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	<p>of agenda item 11, the GLS Depot, Ferry Lane, as information on views into the site from Lee Valley Park had been received subsequent to the circulation of the report, which would require careful consideration by officers. It was also reported that a number of representations regarding concerns in relation to the site had been submitted towards the end of the consultation period and subsequently, and that these should also be given full consideration by officers before the report was submitted for consideration by Members of the Planning Committee.</p> <p>RESOLVED</p> <p>That agenda item 11, GLS Depot, Ferry Lane, be withdrawn from the agenda, for consideration at a future meeting of the Planning Committee.</p>	
<p>PC72.</p>	<p>APPEAL DECISIONS</p> <p>The Committee considered a report on appeal decisions determined by the Department for Communities and Local Government during August 2010 and noted that of the 8 appeals in August, 1 had been allowed and 7 had been dismissed.</p> <p>NOTED</p>	
<p>PC73.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report on decisions made under delegated powers by the Head of Development Management and the Chair of the Planning Committee between 23 August and 19 September 2010.</p> <p>NOTED</p>	
<p>PC74.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report on performance statistics for Development Management, Building Control and Planning Enforcement.</p> <p>In response to a question from the Committee regarding whether photographic evidence of the appearance of a property at the time of purchase could be used as part of the process for obtaining certificates of lawfulness, Marc Dorfman, Assistant Director - Planning Regeneration and Economy, advised that this was an issue that could be looked into.</p> <p>Members were encouraged to contact the Enforcement team directly if they had any concerns relating to Planning Enforcement issues.</p>	

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	NOTED	
PC75.	<p>PLANNING ENFORCEMENT UPDATE - SECOND QUARTER 2010-11 Eubert Malcolm, Enforcement Response Service Manager, presented the quarterly update on Planning Enforcement.</p> <p>The Committee expressed concern regarding the potential impact of the loss of one planning enforcement officer post, in response to which Mr Malcolm acknowledged that this would have a significant impact, and that the enforcement priorities would be reviewed in order to realign with the resources available.</p> <p>NOTED</p> <p>The Committee asked about the Section 106 report that had been presented to the Overview and Scrutiny Committee on 4 October 2010, and why this was not on the agenda for this meeting of the Planning Committee. Mr Dorfman advised that the report was being amended to take into account the comments made by the Overview and Scrutiny Committee, and would be on the agenda for the next Planning Committee meeting.</p>	
PC76.	<p>LAND REAR OF 23 ALEXANDRA PARK ROAD, N10 2DD</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all the relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report, outlining the key points, and took questions from the Committee. The Planning Officer advised that the plans had been amended slightly in respect of the boundary treatment, which was now proposed to be timber fence, and that the elevated section of the structure had also been pushed back by 0.5m. In response to questions from the Committee, the Planning Officer acknowledged that there was a mixture of architectural styles in the area, but that the character was predominantly Victorian and Edwardian.</p> <p>Two local residents addressed the Committee in objection to the application. The objectors told the Committee that the proposal would adversely affect the character of the Conservation Area and the street view, and that the design would contrast with the predominant architectural styles in the vicinity. It was noted that the elevated section of the building would be visible over the boundary, and that the footprint of the proposed house differed significantly from the footprint of the existing structure. Concerns were expressed that the structure would be dominant, visually intrusive, incongruous and too close to the road. It was felt that</p>	

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the current application was inconsistent with the decision of the Planning Inspector in respect of the previous application. The objectors felt that any proposal should use the same footprint as the existing structure on the site, and that the entire building should be single storey so as not to be visible from the street.

In response to questions from the Committee, the objectors noted that building on what was originally designed as a garden space was against the original design for the street, and that this view of open space should be retained. The objectors felt that the proposed elevated section of the design would intrude on this open vista.

The applicant addressed the Committee, and stated that the proposed design was intended to preserve the open nature of the site, and also to enhance the Conservation Area. It was noted that at its closest point to the road, 1.4m, the building would be exactly in line with the other properties on the street. The applicant reported that the elevated section was intended to add interest, to prevent the design from being a flat box-like structure, and would give the design more identity. The proposal was described as modest and in keeping with its surroundings, despite its modern design. The Committee was asked to grant consent.

In response to questions from the Committee, the applicant advised that there would be a dividing fence between the new house and the existing house at number 23. The applicant stated it was important to include a feature of interest, in this case the elevated section, and that this feature was a necessary part of the overall design and was not just a means of introducing light. The Committee then examined the plans.

The Chair moved the recommendation of the report and on a vote of 8 in favour and 1 abstention it was:

RESOLVED

That, subject to the conditions set out in the report, planning application HGY/2010/0964 be approved.

Conditions:

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

MATERIALS & BOUNDARY TREATMENT

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

5. Notwithstanding the front boundary treatment indicated on the submitted plans full details of a proposed front boundary treatment similar in material and appearance to that found next to and along the application site's frontage onto Muswell Avenue shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/ detail.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

6. No windows other than those shown on the approved drawings shall be inserted in the extensions unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

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PERMITTED DEVELOPMENT RIGHTS

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

TREE PROTECTION

8. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

9. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

CONSTRUCTION

10. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

INFORMATIVE: The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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	<p>INFORMATIVE: The new development will require numbering. The applicant should contact the Local Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>REASONS FOR APPROVAL</p> <p>The building as now proposed is substantially more subordinate than the previously refused scheme and will sit behind high boundary treatment. As such the proposal achieves an acceptable relationship with Muswell Avenue and will preserve the character and appearance of this part of the Conservation Area. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.</p> <p>Section 106: No</p>	
<p>PC77.</p>	<p>8 BRUCE GROVE, N17 6RA</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report, outlining the key points, and took questions from the Committee. The Committee was advised that the original section 106 requirement that the second phase of works could not be commenced until the work on the Listed Building had been completed had been reviewed and considered to be excessively onerous; as a consequence, point 2) of the recommendation set out at paragraph 8.1 of the report was amended to read "The applicant agrees to phase the proposed development to deliver the improvements to the Listed Building first before the second phase of the scheme is <i>occupied</i>". The Committee then examined the plans.</p> <p>The Committee asked about arrangement for vehicular emergency access to the rear of the premises, in response to which it was reported that vehicles would access the front of the</p>	

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building and that emergency access would then be by foot through to the properties at the rear. Mr Dorfman advised that the application would not have reached the Committee stage if the responsible authorities and building control had concerns regarding emergency access. The Committee suggested that the possibility of introducing gates for emergency access from the car park at number 9 be explored, and it was agreed that this should be addressed by means of an informative, as it would require the mutual agreement of the owners of both properties.

In response to concerns raised by the Committee regarding the impact of construction work at the site on the existing bus stop at the front, Maurice Richards, Transportation Planner, reported that conditions were imposed to limit access for construction vehicles to certain off-peak hours to minimise disruption. The Committee expressed concerns regarding the car parking provision, given the size and number of housing units proposed. It was reported that a previous application had been made to open up a car park, but that this had been felt to be detrimental to the character of the listed building. As the area was not in a CPZ, residents would be able to apply for parking permits. It was suggested that providing a car club space on site might address some of these issues, and it was agreed that this should be incorporated into the section 106 agreement.

RESOLVED

That, subject to conditions and a section 106 agreement incorporating the provision of a car club space, planning application HGY/2009/1695 be approved.

Conditions:

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

4. Notwithstanding the amended application drawings additional information and details shall be submitted to and approved in writing by the Planning Authority prior to commencement of this part of the works;

a) Detailed Schedule of Repairs for the Listed Building, including its side extension

b) Fully annotated and dimensioned detailed plan, front elevation and cross-section through the proposed re-located main entrance to the Listed Building, showing proposed steps, balustrade, threshold, front door, and decorative fanlight above set within its archway, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

c) Fully annotated and dimensioned detailed plan, elevation, and cross-section, showing the proposed main front pedestrian gate through the Listed Building to the rear of site, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

d) Fully annotated and dimensioned detailed plan, elevation, and cross-section of the proposed new rear dormer window on the roof of the Listed Building, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

e) Fully annotated and dimensioned roof repair details to chimney stack, chimney pots, flashings, parapet wall, cornice, eaves, illustrating architectural features, facing materials, and finishes, at a scale of 1:10.

f) Fully annotated and dimensioned detailed plan, elevation, and cross-section of the proposed new conservatory at the rear ground floor of the Listed Building.

g) Details showing the re-location of the dedication stone on the front elevation of the side extension to the Listed Building.

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Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

5. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

6. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The walls/gates/fencing/railings/enclosures shall be erected in accordance with the approved details following completion and occupation of the building hereby approved.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

SITE LAYOUT

7. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

8. Details of on-site lighting including within the site, shall be submitted to and approved in writing by the local planning authority prior to any work commencing on site. Such lighting as approved to be installed prior to occupation of the development, and permanently maintained thereafter.

Reason: In the interests of safety, amenity and convenience.

9. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage

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containers for the commercial and residential units, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area

CONSTRUCTION

10. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

11. The contractor on site shall ensure that all due care is taken to protect the historic fabric of the Listed Building from damage during the course of the works, including any materials, or elements of structure, that may be temporarily taken down and put to one side, and afterwards re-erected as part of the repair and reinstatement works.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

12. Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings / method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Local Planning Authority. The relevant work shall be carried out in accordance with such structural engineers' drawings / method statement thus approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

PERMITTED DEVELOPMENT

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

INFORMATIVE: Transport for London recommend that no construction vehicles service the site during peak hours (0700-1000 and 1600-1900) and that red route restrictions are adhered to at all times. Furthermore, the footway of Bruce Grove must not be blocked during construction.

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel.020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

I. This proposed development will enable and allow for the appropriate repair and restoration of this Grade II listed building, which in turn will allow for the building to be bought back into beneficial use. The proposed development will restore and enhance the appearance of the building and preserve and enhance the character and appearance of this part of the Conservation Area.

II. The development at the rear of the site is considered necessary to enable and to secure the proper repair, restoration and long term future of the Listed Building. The siting, design, form, detailing of the terrace block and associated landscaping are now considered acceptable and will deliver good quality family size units. This aspect of the scheme has been designed sensitively in terms of its relationship with neighbouring properties and the adjoining ecologically valuable site.

b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following Policies UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions

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	<p>in Conservation Areas', OS15 'Open space deficiency and development', OS6 'Ecological Valuable Sites and their Corridors and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 Conservation & Archaeology and SPD Housing 2008.</p> <p>Section 106: Yes</p>	
<p>PC78.</p>	<p>8 BRUCE GROVE, N17 6RA</p> <p>The Committee considered a report, previously circulated, for Listed Building Consent, which gave details of the application, planning history and relevant factors and policies.</p> <p>RESOLVED</p> <p>That, subject to conditions, Listed Building Consent for application HGY/2009/1696 be approved.</p> <p>Conditions:</p> <p>IMPLEMENTATION</p> <p>1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> <p>2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority</p> <p>Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.</p> <p>EXTERNAL APPEARANCE</p> <p>3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.</p> <p>Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the</p>	

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area.

4. Notwithstanding the amended application drawings additional information and details shall be submitted to and approved in writing by the Planning Authority prior to commencement of this part of the works;

a) Detailed Schedule of Repairs for the Listed Building, including its side extension

b) Fully annotated and dimensioned detailed plan, front elevation and cross-section through the proposed re-located main entrance to the Listed Building, showing proposed steps, balustrade, threshold, front door, and decorative fanlight above set within its archway, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

c) Fully annotated and dimensioned detailed plan, elevation, and cross-section, showing the proposed main front pedestrian gate through the Listed Building to the rear of site, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

d) Fully annotated and dimensioned detailed plan, elevation, and cross-section of the proposed new rear dormer window on the roof of the Listed Building, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

e) Fully annotated and dimensioned roof repair details to chimney stack, chimney pots, flashings, parapet wall, cornice, eaves, illustrating architectural features, facing materials, and finishes, at a scale of 1:10.

f) Fully annotated and dimensioned detailed plan, elevation, and cross-section of the proposed new conservatory at the rear ground floor of the Listed Building.

g) Details showing the re-location of the dedication stone on the front elevation of the side extension to the Listed Building.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

5. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: To safeguard the historic fabric and the architectural

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 OCTOBER 2010**

character and appearance of this Listed Building

6. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The walls/gates/fencing/railings/enclosures shall be erected in accordance with the approved details following completion and occupation of the building hereby approved.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

CONSTRUCTION

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

8. The contractor on site shall ensure that all due care is taken to protect the historic fabric of the Listed Building from damage during the course of the works, including any materials, or elements of structure, that may be temporarily taken down and put to one side, and afterwards re-erected as part of the repair and reinstatement works.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

9. Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings / method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Local Planning Authority. The relevant work shall be carried out in accordance with such structural engineers' drawings / method statement thus approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

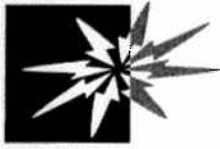
REASONS FOR APPROVAL

**MINUTES OF THE PLANNING COMMITTEE
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	<p>The development at the rear of the site is considered necessary to enable and to secure the proper repair, restoration and long term future of the Listed Building. The siting, design, form, detailing of the terrace block and associated landscaping to the rear of the site have been designed sensitively in terms of its relationship with the Listed Building. Overall the proposed development will restore and enhance the appearance of the Listed Building and will preserve and enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with policies CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and SPG2 'Conservation & Archaeology'.</p> <p>Section 106: No</p>	
PC79.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC80.	<p>DATE OF NEXT MEETING</p> <p>Monday, 8 November 2010 at 7pm.</p> <p>The meeting closed at 9pm.</p>	

COUNCILLOR SHEILA PEACOCK

Chair



Haringey Council

Agenda item:

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Planning Committee	On 8th November 2010
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Report Title: Appeal decisions determined during September 2010	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
1. Purpose To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during September 2010.	
2. Summary Reports outcome of 19 planning appeal decisions determined by the Department for Communities and Local Government during September 2010 of which 7 (34%) were allowed and 12 (63%) were dismissed.	
3. Recommendations That the report be noted.	
Report Authorised by: <div style="display: flex; align-items: center;"> <div style="font-size: 2em; margin-right: 10px;">PP</div> <div> Marc Dorfman Assistant Director Planning & Regeneration </div> </div>	
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader 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 Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.	

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APPEAL DECISIONS SEPTEMBER 2010

PLANNING APPEALS

Ward:	Bounds Green
Reference Number:	HGY/2010/0062
Decision Level:	Delegated

Warwick Court, Pasmore Gardens N11 2EB

Proposal:

Demolition of existing garages adjacent to Warwick Court and erection of a block of two 1 bedroom flats with related works

Type of Appeal:

Written Representation

Issue:

The effect the proposal would have on the character and appearance of the area and on the living conditions of neighbouring residential occupiers

Result:

Appeal **Dismissed** 17 September 2010

Ward:	Crouch End
Reference Number:	HGY/2010/0183
Decision Level:	Delegated

13 Christchurch Road N8 9QL

Proposal:

Formation of new pavement crossovers and associated works including a hard standing for vehicles and landscaping

Type of Appeal:

Written Representation

Issue:

Whether the proposed pavement crossovers would adversely affect highway or traffic conditions

Result:

Appeal **Dismissed** 14 September 2010

Ward:	Crouch End
Reference Number:	HGY/2009/1735
Decision+ Level:	Delegated

45 Clifton Road N8 8JA

Proposal:

Erection of a two storey rear extension with basement under and proposed formation of parking space to front, and conversion of flats into single family dwelling

Type of Appeal:

Written Representation

Issue:

The effect of the proposal upon the character and appearance of the Crouch End Conservation Area

Result:

Appeal **Dismissed** 10 September 2010

Ward:	Crouch End
Reference Number:	HGY/2010/0181
Decision Level:	Delegated

2 Haringey Park N8 9JG

Proposal:

Formation of new pavement crossovers and associated works including a hard standing for vehicles and landscaping

Type of Appeal:

Written Representation

Issue:

Whether the proposal would preserve or enhance the character or appearance of the Crouch End Conservation Area

Result:

Appeal **Dismissed** 14 September 2010

Ward:	Harringay
Reference Number:	HGY/2009/1227
Decision Level:	Delegated

Rear of 97-103 Effingham Road N8**Proposal:**

Change of use from a rundown derelict garages to an auto car parts sales office, which will sell car parts (no mechanical or repairs works to be done on site) just to be used for as the sale of auto car parts. Demolition of the existing garages and re build on site a new office store room

Type of Appeal:

Written Representation

Issue:

The effect of the development on the living conditions of nearby residents, with particular regard to noise and general disturbance

The impact of the change of use on highway safety, having regard to on-street car parking and the free-flow of traffic

Result:

Appeal **Dismissed** 8 September 2010

Ward:	Hornsey
Reference Number:	HGY/2009/1967
Decision Level:	Delegated

23 Wellington, Ashford Avenue N8 8LL**Proposal:**

Replacement of all glazed external windows and doors

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the character and appearance of the building and the surrounding area.

Result:

Appeal **Allowed** 15 September 2010

Ward:	Muswell Hill
Reference Number:	HGY/2010/0870
Decision Level:	Delegated

23 Danvers Road N8 7HH**Proposal:**

Erection of rear dormer window with insertion of 2 x rooflights to front / rear to facilitate attic conversion.

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character and appearance of the existing property and the surrounding area

Result:

Appeal **Allowed** 22 September 2010

Ward:	Noel Park
Reference Number:	HGY/2009/0797
Decision Level:	Delegated

7 Brampton Park Road N22 6BG**Proposal:**

Conversion of the single dwelling house into three separate apartments including demolition of existing rear extension and replacement with new single storey rear extension and single storey side extension to rear addition

Type of Appeal:

Written Representation

Issue:

Whether the proposed development would be harmful to the living conditions of the occupiers of the apartments with particular reference to the size of the accommodation

Whether the development would result in harm to the living conditions of local residents due to significant additional on-street parking demand in the area

Result:

Appeal **Allowed** 3 September 2010

Ward:	Northumberland Park
Reference Number:	HGY/2009/1855
Decision Level:	Delegated

180 Park Lane N17 0JA

Proposal:

Conversion of a house into two flats, loft conversion and cancel one bedroom flat on the back garden

Type of Appeal:

Written Representation

Issue:

Whether the residential accommodation is of an adequate standard

Whether the conversion of the property into two flats is consistent with planning policies that seek to provide single family dwellings in the Borough, with particular regard to local amenities

The impact of the proposed rear dormer window on the character and appearance of the existing dwelling

Result:

Appeal **Dismissed** 14 September 2010

Ward:	Seven Sisters
Reference Number:	HGY/2009/0983
Decision Level:	Delegated

Site at Ermine Road N15 6DD

Proposal:

Erection of 5 x 3 storey three bedroom houses with associated parking and landscaping

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the character and appearance of the site and the surrounding area

The effects of the proposed development on the biodiversity value of the site and the surrounding area

The effects of the proposed development on highway safety

Result:

Appeal **Dismissed** 15 September 2010

Ward:	Stroud Green
Reference Number:	HGY/2009/2064 &2065
Decision Level:	Delegated

49A Oxford Road N4 3EY

Proposal:

Appeal A

Conservation Area Consent for demolition of existing buildings/structures and erection of three storey residential development comprising of 4 x 5 bed, 1 x 3 bed terrace houses with 10 basement parking space and private communal amenity space

Appeal B

Demolition of existing buildings/structures and erection of three storey residential development comprising of 4 x 5 bed, 1 x 3 bed terrace houses with 10 basement parking space and private communal amenity space

Type of Appeal:

Written Representation

Issue:

The effect of the proposal would have on the character and appearance of the Stroud Green Conservation Area

Result:

Both Appeals **Dismissed** 22 September 2010

Ward:	Stroud Green
Reference Number:	HGY/2009/1941
Decision Level:	Delegated

Land adjacent to 1 Scarborough Road N4 4LX

Proposal:

Demolition of an existing garage and studio and the construction of a detached house

Type of Appeal:

Written Representation

Issue:

Whether the proposed development would preserve or enhance the character or appearance of the Stroud Green Conservation Area

The effects of the proposed development on the living conditions of the residents of nearby properties

Result:

Appeal **Dismissed** 16 September 2010

Ward:	Stroud Green
Reference Number:	HGY/2009/2130
Decision Level:	Delegated

142 Stroud Green Road N4 3RZ

Proposal:

Extension of the existing lower ground and ground floor flats at the rear of the property, to provide an extra bedroom on the upper ground, and an extra bedroom and en-suite on the lower ground

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the existing property and that of the surrounding area

Result:

Appeal **Allowed** 20 September 2010

Ward:	Tottenham Green
Reference Number:	HGY/2009/1599
Decision Level:	Delegated

486 High Road N17 9JF**Proposal:**

Change of use from A1 use to A2 use

Type of Appeal:

Written Representation

Issue:

The effect of the development on the vitality and viability of the Tottenham High Road (Bruce Grove) Primary Shopping Frontage

Result:

Appeal **Allowed** 1 September 2010

Ward:	Tottenham Hale
Reference Number:	HGY/2009/1160
Decision Level:	Delegated

182 Shelbourne Road N17 9YA**Proposal:**

Conversion of existing workman's club into six self contained units consisting of 2 x 1 bed and 2 x 2 bed and 2 x 3 bed, ground floor reduction from front and rear of the property and first floor extension with new roof

Type of Appeal:

Written Representation

Issue:

Whether the density of development proposed would be excessive, having regard to the surroundings and the current planning policy framework

Whether the mix of housing types proposed is a suitable one for the site

The effect of the demand for car parking generated by the new flats upon the living conditions of existing occupiers and the occupiers of the new flats

Whether the extent of private amenity space proposed would be sufficient to meet the needs of occupiers

Result: Appeal **Allowed** 2 September 2010

Ward:	White Hart Lane
Reference Number:	HGY/2009/2043
Decision Level:	Delegated

12 Fryatt Road N17 7BH

Proposal:

Erection of a two bedroom dwelling with associated amenity space and landscaping

Type of Appeal:

Written Representation

Issue:

The impact of the development on the character and appearance of the surrounding area

Result:

Appeal **Dismissed** 20 September 2010

Ward:	White Hart Lane
Reference Number:	HGY/2010/0640
Decision Level:	Delegated

11 Mayfair Gardens N17 7LP

Proposal:

Retention of rear shed/extension

Type of Appeal:

Written Representation

Issue:

The effect the development would have on the character and appearance of the area and on the living conditions of neighbouring residential occupiers

Result:

Split Decision

Appeal **Dismissed** - in relation to the rear extension – 2 September 2010

Appeal **Allowed** – in relation to the rear shed – 2 September 2010



Agenda item:

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Planning Committee **On 8th November 2010**

Report Title: **Decisions made under delegated powers between 20 September 2010 and 17 October 2010**

Report of: **Niall Bolger Director of Urban Environment**

Wards(s) affected: **All** Report for: **Planning Committee**

1. Purpose
To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee.

2. Summary
The applications listed were determined between 20 September 2010 and 17 October 2010.

3. Recommendations
See following reports.

Report Authorised by: *[Signature]*
Marc Dorfman
Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**
Development Management Support Team Leader 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 Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 20/09/2010 AND 17/10/2010

BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

The planning staff and planning 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 Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am - 5.00pm, Monday - Friday.

WARD: **Alexandra**

Application No:	HGY/2010/1390	Officer:	Jill Warren
Decision:	GTD	Decision Date:	28/09/2010
Location:	40 Lansdowne Road N10 2AU		
Proposal:	Conversion of garage into garden / utility room and erection of rear ground floor extension.		
Application No:	HGY/2010/1393	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/09/2010
Location:	First Floor Flat 28 Barnard Hill N10 2HB		
Proposal:	Formation of rear dormer and insertion of 2 velux windows to front roofslope.		
Application No:	HGY/2010/1435	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	04/10/2010
Location:	61 Muswell Avenue N10 2EH		
Proposal:	Erection of single storey rear extension, erection of garden room and reinstatement of original pitched roof with gable to front elevation including a roof addition to rear.		
Application No:	HGY/2010/1449	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	24/09/2010
Location:	31 Grosvenor Road N10 2DR		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2010/1465	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	07/10/2010
Location:	107 Rosebery Road N10 2LD		
Proposal:	Erection of ground floor rear extension		
Application No:	HGY/2010/1477	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	12/10/2010
Location:	126 Colney Hatch Lane N10 1ER		
Proposal:	Erection of rear dormer and roof extension to form new studio flat.		
Application No:	HGY/2010/1478	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	08/10/2010
Location:	16 Cecil Road N10 2BU		
Proposal:	Alteration to existing loft space and insertion of three new conservation skylights to front roof and relocation of two existing skylights to front gable		
Application No:	HGY/2010/1516	Officer:	Jill Warren
Decision:	GTD	Decision Date:	12/10/2010
Location:	37 Curzon Road N10 2RB		
Proposal:	Replacement of existing wood painted black single glazed windows with wood, painted white double windows. Installation of skylights to front elevation		

Application No: **HGY/2010/1522** Officer: Subash Jain
 Decision: REF Decision Date: 14/10/2010
 Location: 13 Bedford Road N22 7AU
 Proposal: Installation of telecommunication equipment (Prior Notification).

Application No: **HGY/2010/1568** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/10/2010
 Location: 26 Grasmere Road N10 2DJ
 Proposal: Erection of dormer window with insertion of two conservation rooflights to front elevation.

WARD: Bounds Green

Application No: **HGY/2010/1359** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 22/09/2010
 Location: Builders Yard, 87a Marlborough Road N22 8ND
 Proposal: Approval of details pursuant to conditions 3 (boundary wall details) and 5 (scheme for refuse storage) attached to planning permission HGY/2007/1307

Application No: **HGY/2010/1364** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 24/09/2010
 Location: 3 Hampshire Road N22 8LR
 Proposal: Use of property as two self contained flats

Application No: **HGY/2010/1376** Officer: Ruma Nowaz
 Decision: REF Decision Date: 24/09/2010
 Location: 30 Palmerston Road N22 8RG
 Proposal: Single storey rear ground floor extension and erection of rear access staircase with obscure glazed screen from first floor to garden

Application No: **HGY/2010/1436** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 01/10/2010
 Location: 6 Palmerston Road N22 8RG
 Proposal: Erection of single storey rear extension and erection of rear dormer window.

Application No: **HGY/2010/1501** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 24/09/2010
 Location: 59 Commerce Road N22 8DZ
 Proposal: Installation of white UPVC double glazed windows and doors

Application No: **HGY/2010/1510** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/10/2010
 Location: Horizon Trade Park, Ring Way N11 2NW
 Proposal: Re-position of bin store and erection of temporary unit.

Application No: **HGY/2010/1518** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 08/10/2010
 Location: 58 Blake Road N11 2AH
 Proposal: Erection of single storey rear conservatory

Application No: **HGY/2010/1531** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 14/10/2010
 Location: 8 St Michaels Terrace N22 7SJ
 Proposal: Replacement of existing wooden single glazed windows with wooden double glazed windows

WARD: Bruce Grove

Application No: **HGY/2010/1369** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 23/09/2010
 Location: 159 Lordship Lane N17 6XF
 Proposal: Change of use from hair salon (A1) to takeaway (A5) with installation of extractor fan and chimney to rear.

Application No: **HGY/2010/1389** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 28/09/2010
 Location: 101 Bruce Grove N17 6UZ
 Proposal: Change of use of property from shop (A1) to A2.

Application No: **HGY/2010/1398** Officer: Jill Warren
 Decision: GTD Decision Date: 28/09/2010
 Location: 10 Downhills Avenue N17 6LG
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2010/1414** Officer: Sarah Madondo
 Decision: GTD Decision Date: 29/09/2010
 Location: 70B Lordsmead Road N17 6EY
 Proposal: Replacement of existing window with white PVC windows.

Application No: **HGY/2010/1419** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 29/09/2010
 Location: Ground Floor Flat 51 Arnold Road N15 4JF
 Proposal: Single storey rear extension, small area at rear of property is retained as an external courtyard to improve light penetration to existing bedroom.

WARD: Crouch End

Application No: **HGY/2010/1352** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 22/09/2010
 Location: Kingsmead Court, 17 Avenue Road N6 5DU
 Proposal: Erection of glazed extension and roof terrace

Application No:	HGY/2010/1448	Officer:	John Ogenga P'Lakop	
Decision:	PERM DEV	Decision Date:	06/10/2010	
Location:	40 Stanhope Road N6 5NG			
Proposal:	Provision of vehicle crossover and re-alignment of front wall.			
Application No:	HGY/2010/1462	Officer:	Oliver Christian	
Decision:	REF	Decision Date:	07/10/2010	
Location:	29 Wolseley Road N8 8RS			
Proposal:	Construction of self-contained studio flat at basement level			
Application No:	HGY/2010/1463	Officer:	Elizabeth Ennin-Gyasi	
Decision:	REF	Decision Date:	05/10/2010	
Location:	12 Topsfield Parade, Tottenham Lane N8 8PR			
Proposal:	Installation of new shopfront and excavation of existing shop basement.			
Application No:	HGY/2010/1464	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	06/10/2010	
Location:	Flat 23 Alyn Court, Crescent Road N8 8AN			
Proposal:	Display of 1 x non illuminated sign			
Application No:	HGY/2010/1466	Officer:	Jeffrey Holt	
Decision:	PERM DEV	Decision Date:	07/10/2010	
Location:	30 Landrock Road N8 9HL			
Proposal:	Certificate of Lawfulness for basement excavation.			
Application No:	HGY/2010/1481	Officer:	Oliver Christian	
Decision:	GTD	Decision Date:	08/10/2010	
Location:	47 The Broadway N8 8DT			
Proposal:	Installation of new shopfront			
Application No:	HGY/2010/1482	Officer:	Oliver Christian	
Decision:	GTD	Decision Date:	08/10/2010	
Location:	47 The Broadway N8 8DT			
Proposal:	Display of 1 x externally illuminated fascia sign and 1 x non-illuminated hanging sign.			
Application No:	HGY/2010/1486	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	12/10/2010	
Location:	7 Dickenson Road N8 9EN			
Proposal:	Erection of 2 rear dormers with insertion of 3 x front rooflights and 1 x rear rooflight.			
Application No:	HGY/2010/1494	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	12/10/2010	
Location:	37 Wolseley Road N8 8RS			
Proposal:	Demolition of existing rear single storey extension and erection of new single storey extension.			

Application No:	HGY/2010/1496	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	12/10/2010
Location:	32 Berkeley Road N8 8RU		
Proposal:	Erection of single storey rear infill extension, and demolition and rebuilding of existing single storey annexe.		
Application No:	HGY/2010/1497	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	13/10/2010
Location:	30 Elm Grove N8 9AH		
Proposal:	Erection of 2 rear dormers, insertion of 2 extra rooflights to front roofslope and provision of green roof to rear addition.		
Application No:	HGY/2010/1514	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	24/09/2010
Location:	Flat 4, 70 Shepherds Hill N6 5RH		
Proposal:	Tree works to include removal of 4 branches from Cherry Tree, flattening off ivy to Ash tree, flattening off ivy and crown reduce side by 30% of Sycamore, flattening off ivy and removal of dangerous stem to Sycamore, flattening off ivy, crown reduce by 30% and remove lowest 2 branches to Sycamore, and flattening off ivy and crown reduce 30% side of sycamore.		
Application No:	HGY/2010/1539	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	08/10/2010
Location:	2 Cecile Park N8 9AS		
Proposal:	Replacement of existing metal windows with aluminium double glazed casement windows/doors		
Application No:	HGY/2010/1607	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	08/10/2010
Location:	Baronsclere Court, 23 Avenue Road N6 5YA		
Proposal:	Non-material amendments following a grant of planning permission HGY/2004/2226 for relocation of the proposed entrance doors to new flats at each side of the building, and doorways to be replaced with windows		

WARD: Fortis Green

Application No:	HGY/2010/1338	Officer:	Jill Warren
Decision:	REF	Decision Date:	20/09/2010
Location:	328 Muswell Hill Broadway N10 1DJ		
Proposal:	Change of use from office (A2) to radio controlled minicab office (sui generis), to open 24 hours per day, 7 days per week		
Application No:	HGY/2010/1370	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/10/2010
Location:	37 Fortismere Avenue N10 3BN		
Proposal:	Erection of dormer extension including the raising of existing roof ridge height.		
Application No:	HGY/2010/1403	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	24/09/2010
Location:	45 Fordington Road N6 4TD		
Proposal:	Extension of height of front boundary wall to 2 metres		

Application No:	HGY/2010/1412	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/09/2010
Location:	18 Creighton Avenue N10 1NU		
Proposal:	Conversion of existing garage and first floor side addition with roof alterations.		
Application No:	HGY/2010/1418	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	30/09/2010
Location:	300 Muswell Hill Broadway N10 2QR		
Proposal:	Display of 1 x internally illuminated fascia sign.		
Application No:	HGY/2010/1420	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	30/09/2010
Location:	300 Muswell Hill Broadway N10 2QR		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2010/1423	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	04/10/2010
Location:	44 Beech Drive N2 9NY		
Proposal:	Erection of new single storey swimming pool enclosure in rear garden.		
Application No:	HGY/2010/1434	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	01/10/2010
Location:	13 Wellfield Avenue N10 2EA		
Proposal:	Demolition of existing garage and erection of new single storey garage, demolition of existing conservatory and erection of new single storey conservatory, erection of rear and side roof extensions, new opening from kitchen garden and associated landscaping (AMENDED PLANS).		
Application No:	HGY/2010/1441	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/09/2010
Location:	9 Kings Avenue N10 1PA		
Proposal:	Replacement of existing window on second floor (rear) north elevation with timber french doors to allow access to terrace area, including installation of new edge protection to face/sides of terrace.		
Application No:	HGY/2010/1442	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	07/10/2010
Location:	1 The Drive N6 4TD		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2010/1450	Officer:	Subash Jain
Decision:	PERM DEV	Decision Date:	06/10/2010
Location:	1 Lynmouth Road N2 9LR		
Proposal:	Alteration of roof from hip to gable, erection of rear dormer and insertion of rooflights to front and rear roofslopes		
Application No:	HGY/2010/1469	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	12/10/2010
Location:	40 Bancroft Avenue N2 0AS		
Proposal:	Replacement of existing dormer window with double door and creation of roof terrace.		

Application No: **HGY/2010/1606** Officer: Subash Jain
 Decision: PERM DEV Decision Date: 08/10/2010
 Location: 42 Ringwood Avenue N2 9NS
 Proposal: Demolition of existing conservatory and erection of single storey side extension

WARD: Harringay

Application No: **HGY/2010/1396** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 29/09/2010
 Location: 431 Green Lanes N4 1HA
 Proposal: Installation of new shopfront and roller shutter, and erection of single storey rear extension.

Application No: **HGY/2010/1429** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 29/09/2010
 Location: 74 Umfreville Road N4 1SA
 Proposal: Retention of existing rear dormer window.

Application No: **HGY/2010/1447** Officer: Oliver Christian
 Decision: GTD Decision Date: 29/09/2010
 Location: 631 Green Lanes N8 0RE
 Proposal: Erection of first floor rear extension and conversion of existing property into 3 self-contained flats.

Application No: **HGY/2010/1457** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 06/10/2010
 Location: 375 Green Lanes N4 1ES
 Proposal: Installation of new shop front.

Application No: **HGY/2010/1460** Officer: Jeffrey Holt
 Decision: REF Decision Date: 07/10/2010
 Location: 30 Pemberton Road N4 1AZ
 Proposal: Erection of single storey side extension

Application No: **HGY/2010/1472** Officer: Oliver Christian
 Decision: GTD Decision Date: 12/10/2010
 Location: 631 Green Lanes N8 0RE
 Proposal: Change of use of ground floor of property to solicitors office (A2) and conversion of the upper floors into 1x 2 bed and 1 x 1 bed self contained flats.

Application No: **HGY/2010/1474** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 07/10/2010
 Location: 21 Endymion Road N4 1EE
 Proposal: Erection of single storey rear extension and rear dormer window

Application No: **HGY/2010/1654** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 08/10/2010
 Location: 19 Endymion Road N4 1EE
 Proposal: Use of property as four flats

WARD: Highgate

Application No: **HGY/2010/0305** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 08/10/2010
 Location: 137 North Hill N6 4DP
 Proposal: Erection of single storey rear extension

Application No: **HGY/2010/0670** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 08/10/2010
 Location: 137 North Hill N6 4DP
 Proposal: Listed Building Consent for erection of single storey rear extension

Application No: **HGY/2010/0922** Officer: Jill Warren
 Decision: GTD Decision Date: 24/09/2010
 Location: 48 Northwood Road N6 5TP
 Proposal: Demolition of existing side and rear extensions, and erection of new side and rear extensions

Application No: **HGY/2010/0988** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/09/2010
 Location: Water Board Cottage, Tile Kiln Lane N6 5LG
 Proposal: Approval of Details pursuant to Condition 3 (materials), Condition 4 (site levels), Condition 5 (landscaping), Condition 6 (boundary treatment), Condition 7 (arboricultural method statement) and Condition 12 (screening) attached to planning permission HGY/2008/2350.

Application No: **HGY/2010/1050** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 24/09/2010
 Location: 11 Talbot Road N6 4QS
 Proposal: Insertion of conservation rooflights to front elevation, replacement of existing balustrade with new balustrade, installation of solar panels and installation of roof hatch to rear

Application No: **HGY/2010/1339** Officer: Jill Warren
 Decision: GTD Decision Date: 21/09/2010
 Location: Flat 3 15 Jacksons Lane N6 5SR
 Proposal: Replacement of existing timber, white style glazed windows with timber, white double glazed windows

Application No: **HGY/2010/1354** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/09/2010
 Location: 19 Cromwell Avenue N6 5HN
 Proposal: Erection of rear dormer window and insertion of 2 rooflights to front roofslope

Application No:	HGY/2010/1377	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/09/2010
Location:	13 View Road N6 4DJ		
Proposal:	Demolition of existing rear extension and erection of new single storey rear extension and alterations to the rear elevation		
Application No:	HGY/2010/1416	Officer:	Subash Jain
Decision:	GTD	Decision Date:	29/09/2010
Location:	Highgate Hill Murugan Hindu Temple, 200A Archway Road N6 5BA		
Proposal:	Erection of external lift and new access for all to the front and side elevation of the temple building with associated alterations to provide access for elderly, disabled, mothers and wheelchair bound users.		
Application No:	HGY/2010/1422	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	01/10/2010
Location:	Flat A, 7 Cholmeley Park N6 5ET		
Proposal:	Erection of rear dormer window with insertion of 3 x rooflights to front elevation and new roof profile to adjoining roof at No.9 Cholmeley Park.		
Application No:	HGY/2010/1453	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/09/2010
Location:	71 Cromwell Avenue N6 5HS		
Proposal:	Extension of existing basement, creation of lightwell, and new windows to side / rear elevations including internal alterations at ground, first and second floor.		
Application No:	HGY/2010/1459	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	06/10/2010
Location:	Rose & Crown, 86 Highgate High Street N6 5HX		
Proposal:	Listed Building Consent for installation of new canopy and associated works		
Application No:	HGY/2010/1479	Officer:	Jill Warren
Decision:	GTD	Decision Date:	08/10/2010
Location:	3-5 Cholmeley Park N6 5ET		
Proposal:	Tree works to include crown reduction by 30% of 1 x Ash tree and 1 x Cherry tree and 1 x Lime tree cut back to boundary.		
Application No:	HGY/2010/1500	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/10/2010
Location:	Flat 3, Cholmeley Lodge, Cholmeley Park N6 5EN		
Proposal:	Listed Building Consent for internal alterations.		
Application No:	HGY/2010/1505	Officer:	Subash Jain
Decision:	GTD	Decision Date:	08/10/2010
Location:	3 Orchard Road N6 5TR		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2010/1511	Officer:	Jill Warren
Decision:	GTD	Decision Date:	08/10/2010
Location:	Flats C & D, 419 Archway Road N6 4HT		
Proposal:	Replacement of existing timber-framed sash and casement windows with white painted timber-framed sash / casement windows with clear glass, replacement of existing timber-framed windows and conservatory with white UPVC to rear.		

Application No: **HGY/2010/1533** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 14/10/2010
 Location: 1 Bloomfield House, Bloomfield Road N6 4ET
 Proposal: Demolition of rear conservatory extension and erection of new two storey rear extension.

WARD: Hornsey

Application No: **HGY/2010/0180** Officer: Oliver Christian
 Decision: GTD Decision Date: 30/09/2010
 Location: 87A Rathcoole Gardens N8 9PH
 Proposal: Erection of 1 x 3 storey three bedroom dwellinghouse.

Application No: **HGY/2010/1405** Officer: Oliver Christian
 Decision: PERM DEV Decision Date: 24/09/2010
 Location: 128 Hillfield Avenue N8 7DJ
 Proposal: Erection of rear dormer and insertion of 3 velux windows to front roofslope

Application No: **HGY/2010/1425** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 24/09/2010
 Location: Medici Court, Hillfield Avenue N8 7DT
 Proposal: Tree works to include 25-30% reduction of 4 x Horse Chestnut trees and 1 x Acacia tree

Application No: **HGY/2010/1439** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 29/09/2010
 Location: 42 Elder Avenue N8 8PS
 Proposal: Roof extension to provide additional office and storage space.

Application No: **HGY/2010/1498** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 13/10/2010
 Location: 29 Elmfield Avenue N8 8QG
 Proposal: Alterations to rear roofslope to form 3 x dormers, and insertion of rooflight to front roofslope.

Application No: **HGY/2010/1656** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 08/10/2010
 Location: Rokesly Primary and Junior School, Rokesly Avenue N8 8NH
 Proposal: Approval of Details pursuant to Condition 4 (materials) attached to planning reference HGY/2010/0018

WARD: Muswell Hill

Application No: **HGY/2010/0139** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/10/2010
 Location: Ramsey Court, Park Road N8 8JU
 Proposal: Replacement of existing single-glazed steel framed windows with new double-glazed windows in powder coated aluminium on the front elevation and UPVC frames on the rear elevation (amended scheme)

Application No:	HGY/2010/1340	Officer:	Valerie Okeiyi	Decision Date:	21/09/2010
Decision:	REF				
Location:	4 Connaught Gardens N10 3LB				
Proposal:	Erection of part one / part two storey rear extension and single storey side extension				
Application No:	HGY/2010/1344	Officer:	Valerie Okeiyi	Decision Date:	21/09/2010
Decision:	REF				
Location:	88 Muswell Hill Broadway N10 3RX				
Proposal:	Replacement of roof-mounted air conditioning unit, installation of roof access ladder and installation of 2 air intake and exhaust grilles				
Application No:	HGY/2010/1363	Officer:	Tara Jane Fisher	Decision Date:	24/09/2010
Decision:	GTD				
Location:	7 Woodland Gardens N10 3UE				
Proposal:	Erection of rear infill extension and terrace raised 600mm above back garden level				
Application No:	HGY/2010/1401	Officer:	Tara Jane Fisher	Decision Date:	28/09/2010
Decision:	GTD				
Location:	Muswell Hill Centre, Hillfield Park N10 3QJ				
Proposal:	Installation of solar PhotoVoltaic Array of 52 PV panels to roof.				
Application No:	HGY/2010/1421	Officer:	Michelle Bradshaw	Decision Date:	30/09/2010
Decision:	GTD				
Location:	84 Park Road N8 8JQ				
Proposal:	Change of use from shop (A1) to Kickboxing School (D2).				
Application No:	HGY/2010/1431	Officer:	Michelle Bradshaw	Decision Date:	29/09/2010
Decision:	GTD				
Location:	84 Park Road N8 8JQ				
Proposal:	Display of non illuminated fascia sign.				
Application No:	HGY/2010/1454	Officer:	Valerie Okeiyi	Decision Date:	08/10/2010
Decision:	REF				
Location:	11 Palace Road N8 8QL				
Proposal:	Alteration to increase the height of the existing rear extension				
Application No:	HGY/2010/1455	Officer:	Valerie Okeiyi	Decision Date:	07/10/2010
Decision:	GTD				
Location:	Flat C, 1 Avenue Mews N10 3NP				
Proposal:	Retention of roof terrace with wooden decking and patio furniture				
Application No:	HGY/2010/1491	Officer:	Jill Warren	Decision Date:	12/10/2010
Decision:	GTD				
Location:	70 Barrington Road N8 8QX				
Proposal:	Creation of front lightwell at basement level and alterations to front garden.				

Application No:	HGY/2010/1493	Officer:	Jeffrey Holt	Decision Date:	12/10/2010
Decision:	REF				
Location:	Garage in Priory Road N8				
Proposal:	Formation of vehicle crossover.				
Application No:	HGY/2010/1557	Officer:	Jill Warren	Decision Date:	14/10/2010
Decision:	GTD				
Location:	88 Muswell Hill Broadway N10 3RX				
Proposal:	Display of 2 x non illuminated fascia signs.				
Application No:	HGY/2010/1562	Officer:	Valerie Okeiyi	Decision Date:	01/10/2010
Decision:	GTD				
Location:	St James Church, St James's Lane N10 3DB				
Proposal:	Non-material amendments following a grant of planning permission HGY/2010/0791 to enlarge the proposed photocopier room, demolition of existing external wall of the office, installation of a new steel beam and insertion of rooflight/window.				
Application No:	HGY/2010/1595	Officer:	Michelle Bradshaw	Decision Date:	14/10/2010
Decision:	GTD				
Location:	155 Muswell Hill Broadway N10 3RS				
Proposal:	Use of ground floor as a retail shop (A1)				
Application No:	HGY/2010/1624	Officer:	Jill Warren	Decision Date:	01/10/2010
Decision:	GTD				
Location:	The Hall, 8 Muswell Hill N10 3TD				
Proposal:	Tree works to include prune back to main trunk of 2x Horse Chestnut Trees.				

WARD: Noel Park

Application No:	HGY/2010/1343	Officer:	Michelle Bradshaw	Decision Date:	21/09/2010
Decision:	REF				
Location:	120-128 Mayes Road N22 6SY				
Proposal:	Change of use of ground floor from B1 (business) / D1 (non-residential institution) to C3 (residential) comprising 5 x two bed flats and 1 x three bed flat				
Application No:	HGY/2010/1371	Officer:	Subash Jain	Decision Date:	24/09/2010
Decision:	REF				
Location:	78 Hornsey Park Road N8 0JY				
Proposal:	Erection of single storey rear conservatory				
Application No:	HGY/2010/1378	Officer:	Jill Warren	Decision Date:	28/09/2010
Decision:	GTD				
Location:	59 Meads Road N22 6RN				
Proposal:	Replacement of ground floor rear extension. (Amended)				

Application No: **HGY/2010/1426** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 24/09/2010
 Location: 88-96 High Road N22 6HE
 Proposal: Display of 2 x internally illuminated fascia signs and 1 x non-illuminated directional sign

Application No: **HGY/2010/1443** Officer: Jill Warren
 Decision: GTD Decision Date: 01/10/2010
 Location: 7 The Broadway N22 6DS
 Proposal: Installation of new shopfront.

Application No: **HGY/2010/1445** Officer: Jill Warren
 Decision: GTD Decision Date: 01/10/2010
 Location: 7 The Broadway N22 6DS
 Proposal: Display of 1x internally illuminated fascia sign and 1x internally illuminated hanging sign.

Application No: **HGY/2010/1470** Officer: Sarah Madondo
 Decision: GTD Decision Date: 06/10/2010
 Location: 77 Mayes Road N22 6TN
 Proposal: Use of property as five self contained units.

Application No: **HGY/2010/1471** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 12/10/2010
 Location: 165 Morley Avenue N22 6NT
 Proposal: Replacement of existing white wooden sash windows / doors with white PVC-U sash windows / doors.

WARD: **Northumberland Park**

Application No: **HGY/2010/1554** Officer: Sarah Madondo
 Decision: GTD Decision Date: 08/10/2010
 Location: 15 Ruskin Road N17 8ND
 Proposal: Demolition of existing extension and erection of single storey rear extension.

WARD: **St Anns**

Application No: **HGY/2010/1358** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 22/09/2010
 Location: 19 Conway Road N15 3BB
 Proposal: Use of property as two self contained flats

Application No: **HGY/2010/1360** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 24/09/2010
 Location: 1 Portland Gardens N4 1HU
 Proposal: Use of property as two self contained flats

Application No:	HGY/2010/1451	Officer:	Oliver Christian
Decision:	REF	Decision Date:	24/09/2010
Location:	46 Black Boy Lane N15 3AR		
Proposal:	Erection of rear dormer window and single storey rear extension at first floor level to create 2 x 2 bed, 1 x 1 bed flats. Including creation of vehicle cross over.		
Application No:	HGY/2010/1499	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	08/10/2010
Location:	7 Legat Court, Warwick Gardens N4 1JE		
Proposal:	Replacement of existing windows / doors with UPVC windows / doors		

WARD: Seven Sisters

Application No:	HGY/2010/1382	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/09/2010
Location:	89 High Road N15 6DL		
Proposal:	Installation of canopy to rear with associated gated entry and emergency escape from upper level.		
Application No:	HGY/2010/1383	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/09/2010
Location:	89 High Road N15 6DL		
Proposal:	Display of 3 x externally illuminated fascia signs and 1 x externally illuminated hanging sign.		
Application No:	HGY/2010/1384	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/09/2010
Location:	89 High Road N15 6DL		
Proposal:	External alterations to ground floor elevations.		
Application No:	HGY/2010/1385	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	28/09/2010
Location:	89 High Road N15 6DL		
Proposal:	Installation of ATM unit and associated access door.		
Application No:	HGY/2010/1386	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/09/2010
Location:	89 High Road N15 6DL		
Proposal:	Installation of plant equipment and associated close board timber screening on flat roof at rear first floor level.		
Application No:	HGY/2010/1387	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/09/2010
Location:	89 High Road N15 6DL		
Proposal:	Installation of 5 no. ram raid bollards to High Road frontage.		

Application No: **HGY/2010/1391** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 29/09/2010
 Location: 23 Daleview Road N15 6PL
 Proposal: Certificate of Lawfulness for erection of single storey rear extension.

Application No: **HGY/2010/1399** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 28/09/2010
 Location: 23 Daleview Road N15 6PL
 Proposal: Certificate of Lawfulness for erection of rear dormer.

Application No: **HGY/2010/1430** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 24/09/2010
 Location: 36 Wellington Avenue N15 6AS
 Proposal: Erection of front and rear dormer window to facilitate a loft conversion

Application No: **HGY/2010/1438** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 28/09/2010
 Location: 267 Hermitage Road N4 1NP
 Proposal: Certificate of Lawfulness for erection of rear dormer window with insertion of 2 x rooflights to front roofslope.

Application No: **HGY/2010/1484** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 08/10/2010
 Location: 101-103 Crowland Road N15 6UR
 Proposal: Erection of second floor extension and roof extension

Application No: **HGY/2010/1488** Officer: Stuart Cooke
 Decision: GTD Decision Date: 24/09/2010
 Location: Unit 4 Arena Shopping Park, Williamson Road N4 1ED
 Proposal: Display of 2 x internally illuminated fascia signs and 1 x internally illuminated totem sign

Application No: **HGY/2010/1512** Officer: Oliver Christian
 Decision: GTD Decision Date: 15/10/2010
 Location: 12 Eastbourne Road N15 6NT
 Proposal: Conversion of property into 2 x two bedroom flats

Application No: **HGY/2010/1547** Officer: Oliver Christian
 Decision: REF Decision Date: 08/10/2010
 Location: 31 Oakdale Road N4 1NU
 Proposal: Conversion of existing property into two self contained flats

Application No: **HGY/2010/1553** Officer: Jeffrey Holt
 Decision: REF Decision Date: 08/10/2010
 Location: 87 Wellington Avenue N15 6AX
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2010/1604** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 08/10/2010
 Location: 61 Daleview Road N15 6PL
 Proposal: Erection of rear dormer window

WARD: Stroud Green

Application No: **HGY/2010/1381** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 28/09/2010
 Location: 9 Albert Road N4 3RR
 Proposal: Erection of part single/part two storey rear extension and conversion of property to four self contained flats.

Application No: **HGY/2010/1388** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 28/09/2010
 Location: 198 Stroud Green Road N4 3RN
 Proposal: Conversion of upper floors to 3 x 1 bed flats, with alterations to ground floor shopfront.

Application No: **HGY/2010/1433** Officer: Oliver Christian
 Decision: GTD Decision Date: 05/10/2010
 Location: 38 Quernmore Road N4 4QP
 Proposal: Enlargement of rear dormer window, erection of single storey lower ground floor rear / side extension, erection of ground floor extension and retention / conversion of three self contained flats

Application No: **HGY/2010/1446** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 29/09/2010
 Location: 26a Lancaster Road N4 4PR
 Proposal: Replacement of flat roof to rear ground floor extension with pitched roof, replacement of rear ground floor windows and replacement of one window with door.

Application No: **HGY/2010/1485** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 08/10/2010
 Location: 18 Granville Road N4 4EL
 Proposal: Replacement of existing shed with new shed / working space

Application No: **HGY/2010/1487** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 12/10/2010
 Location: 66 Mount View Road N4 4JR
 Proposal: Erection of single storey rear extension at lower ground floor level with roof terrace above.

Application No: **HGY/2010/1507** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 15/10/2010
 Location: 174 Weston Park N8 9PN
 Proposal: Change of use of existing property to pilates studio/sports treatment suite room

Application No: **HGY/2010/1585** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 08/10/2010
 Location: 26c Lancaster Road N4 4PR
 Proposal: Erection of rear dormer window and insertion of rooflight to side roofslope

WARD: Tottenham Green

Application No: **HGY/2010/1177** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 30/09/2010
 Location: 38 Talbot Road N15 4DH
 Proposal: Tree works to include crown reduction by 25%, cutting back to provide 2 metres clearance and raising of lower crown to 2.4 metres of 1 x Sycamore tree.

Application No: **HGY/2010/1375** Officer: Stuart Cooke
 Decision: GTD Decision Date: 24/09/2010
 Location: Land Adjacent 110 Broad Lane N15 4DT
 Proposal: Non material amendments following a grant of planning permission HGY/2006/2323 to alter elevations, improve brick detailing, increase ground level footprint and amend details in compliance with conditions attached to original permission

Application No: **HGY/2010/1392** Officer: Stuart Cooke
 Decision: GTD Decision Date: 30/09/2010
 Location: 110 Broad Lane N15 4DT
 Proposal: Approval of details pursuant to condition 3 (Materials), condition 4 (Landscaping), condition 5 (Hard Landscaping), condition 7 (Refuse / Waste Storage), condition 8 (Boundary Treatment) condition 11 (Cycle Parking) condition 12(Railings) condition 13 (Landscaping) and condition 15 (Vehicle Access) attached to planning permission HGY/2006/2323.

Application No: **HGY/2010/1407** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 29/09/2010
 Location: 209 Philip Lane N15 4HL
 Proposal: Continuation of use of part of unit from A1 (retail) to sui generis (radio controlled minicab office) opening 24 hours per day, 7 days per week, with new shopfront (renewal of planning application HGY/2009/1136 without enforcement of condition 6).

Application No: **HGY/2010/1476** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 07/10/2010
 Location: 18-22 Talbot Road N15 4DH
 Proposal: Tree works to include re-pollarding of 2 x Lime trees

Application No: **HGY/2010/1492** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 12/10/2010
 Location: Unit 2 Tottenham Hale Retail Park, Broad Lane N15 4QD
 Proposal: Display of 1 x internally illuminated fascia sign, 1 x internally illuminated totem sign and four non-illuminated vinyl/perspex signs.

Application No: **HGY/2010/1552** Officer: Stuart Cooke
 Decision: GTD Decision Date: 24/09/2010
 Location: Unit C1, Tottenham Hale Retail Park, Broad Lane N15 4QD
 Proposal: Non-material amendments following a grant of planning permission HGY/2006/2336 for alteration to front elevation (facing car-park) to include an entrance door in a shopfront in a different location.

WARD: Tottenham Hale

Application No: **HGY/2010/0265** Officer: Stuart Cooke
 Decision: GTD Decision Date: 28/09/2010
 Location: GLS Depot, Ferry Lane N17 9QQ
 Proposal: Approval of details pursuant to Outline Consent HGY/2006/1177 for Block SE of the Hale Village Masterplan, relating to conditions 7 (Secure By Design), 15 (details of car and cycle parking), 27a (noise and dust monitoring), 28 (construction and environmental management plan), 37 (external lighting), 38 (acoustic report), 62 (water efficiency measures), 25 (quantum of built floorspace), 27 (details of foundation design), 43 (floorspace figures and floor plans), 44-46 (wind turbines), 51 (finished floor levels) and 59 (green roofs)

Application No: **HGY/2010/1410** Officer: Oliver Christian
 Decision: REF Decision Date: 29/09/2010
 Location: 400 High Road N17 9JB
 Proposal: Relocation of side access, provision of side canopy, removal of existing rear structure and erection of three storey rear extension to provide 1 x two bed and 3 x one bed self-contained flats.

Application No: **HGY/2010/1413** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 24/09/2010
 Location: 518 High Road N17 9SX
 Proposal: Installation of new shopfront and roller shutter

Application No: **HGY/2010/1502** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 13/10/2010
 Location: 1 Langton Villas, Hampden Road N17 0BA
 Proposal: Erection of rear dormer window (Certificate of Lawfulness).

WARD: West Green

Application No: **HGY/2010/1153** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/09/2010
 Location: Land Between Moira Close & Adams Road N17 6HZ
 Proposal: Approval of details pursuant to conditions 3 (external materials), 4 (walls, gates, fences & railings), 5 (hard landscaping), 6 (trees and shrubs), 7 (refuse and waste storage), 9 (surface water drainage scheme), 10 (specification and operating of floodlighting), 11 (walkover survey), 13 (BREEAM report), 14 (provision of renewable power generation) and 17 (construction management plan) attached to planning permission HGY/2009/2123 attached to planning permission HGY/2009/2123

Application No: **HGY/2010/1349** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 22/09/2010
 Location: 34 Kirkstall Avenue N17 6PH
 Proposal: Conversion of property to form 2 x two bed self-contained flats.

Application No: **HGY/2010/1372** Officer: Jill Warren
 Decision: REF Decision Date: 06/10/2010
 Location: 462 West Green Road N15 3PT
 Proposal: Conversion of property into 2 x two self contained flats and erection of 2nd storey rear extension.

Application No: **HGY/2010/1473** Officer: Jill Warren
 Decision: REF Decision Date: 12/10/2010
 Location: 3 Linden Road N15 3QB
 Proposal: Conversion of property into two self contained flats and erection of single storey rear extension.

Application No: **HGY/2010/1483** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 12/10/2010
 Location: 16 Walpole Road N17 6BJ
 Proposal: Conversion of existing property into two self contained flats.

Application No: **HGY/2010/1508** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 08/10/2010
 Location: 4 Linden Road N15 3QB
 Proposal: Erection of single storey rear extension, including alterations to rear bay window and internal works

Application No: **HGY/2010/1530** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 14/10/2010
 Location: 78 Downhills Way N17 6BD
 Proposal: Widening of existing vehicular crossover

WARD: **White Hart Lane**

Application No: **HGY/2010/1417** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/09/2010
 Location: 137 Devonshire Hill Lane N17 7NL
 Proposal: Erection of single storey rear extension

Application No: **HGY/2010/1424** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 01/10/2010
 Location: 108 Norfolk Avenue N13 6AJ
 Proposal: Erection of rear dormer window with insertion of 2 x rooflights to front elevation to facilitate a loft conversion (Certificate of Lawfulness).

Application No: **HGY/2010/1649** Officer: Jill Warren
 Decision: GTD Decision Date: 08/10/2010
 Location: 278 Tower Gardens Road N17 7QE
 Proposal: Non-material amendment following a grant of planning permission HGY/2009/0864 for insertion of conservation rooflight to rear roofslope

WARD: **Woodside**

Application No: **HGY/2010/1222** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/10/2010
 Location: 15 Dunbar Road N22 5BG
 Proposal: Use of property as two self contained flats.

Application No: **HGY/2010/1341** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/09/2010
 Location: Lordship Lane Primary School, Ellenborough Road N22 5PS
 Proposal: Installation of canopy

Application No: **HGY/2010/1362** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/09/2010
 Location: 42 St Albans Crescent N22 5NB
 Proposal: Use of property as two self contained flats

Application No: **HGY/2010/1456** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 06/10/2010
 Location: 6 Stuart Crescent N22 5NJ
 Proposal: Erection of single storey rear extension at lower ground level

Application No: **HGY/2010/1480** Officer: Jill Warren
 Decision: GTD Decision Date: 12/10/2010
 Location: 14 Barratt Avenue N22 7EZ
 Proposal: Erection of single storey extension.

Application No: **HGY/2010/1536** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/10/2010
 Location: 12 Sandra Close N22 5HB
 Proposal: Replacement of existing windows and doors with white UPVC windows / doors.

Application No: **HGY/2010/1651** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/09/2010
 Location: Woodside High School, White Hart Lane N22 5QJ
 Proposal: Approval of Details pursuant to Condition 14 (energy assessment) and Condition 15 (boundary treatment) attached to planning reference HGY/2008/0655.

WARD: Not Applicable - Outside Borough

Application No: **HGY/2010/1458** Officer: Stuart Cooke
 Decision: RNO Decision Date: 06/10/2010
 Location: Alexandra National House, Seven Sisters Road N4 2PE
 Proposal: Observation to London Borough of Hackney for residential development of five blocks ranging between 4 & 6 storeys to provide 109 residential comprising 36 x 1 bed units, 37 x 2 bed units, 28 x 3 bed units and 8 x 4 bed units together with community space, associated landscaping, car parking, cycle and refuse storage and alterations to existing electrical sub-station

Application No: **HGY/2010/1556** Officer: Stuart Cooke
 Decision: RNO Decision Date: 13/10/2010
 Location: Beechwood House, 43 Hampstead Lane N6 4RT
 Proposal: Observation to London Borough of Camden for excavation at basement level to create indoor swimming pool, erection of gazebo, external staircase and associated landscaping to single dwelling (C3).

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Agenda item:

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Planning Committee **On 8th November 2010**

Report Title: Development Management, Building Control and Planning Enforcement work report	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement.</p>	
<p>2. Summary Summarises decisions taken within set time targets by Development Management, Building Control and Planning Enforcement Work since the 11th October 2010 Planning Committee meeting.</p>	
<p>3. Recommendations That the report be noted.</p>	
<p>Report Authorised by: <i>Paul Smith</i> <i>PP</i> Marc Dorfman Assistant Director Planning & Regeneration</p>	
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114</p>	
<p>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.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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Planning Committee 8 November 2010

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

**NATIONAL INDICATOR NI 157 -
DETERMINING PLANNING APPLICATIONS**

September 2010 Performance

In September 2010 there were 175 planning applications determined, with performance in each category as follows -

50% of major applications were determined within 13 weeks (1 out of 2)

84% of minor applications were determined within 8 weeks (38 out of 45 cases)

88% of other applications were determined within 8 weeks (113 out of 128 cases)

For an explanation of the categories see Appendix I

Year Performance – 2010/11

In the financial year 2010/11, up to the end of September, there were 929 planning applications determined, with performance in each category as follows -

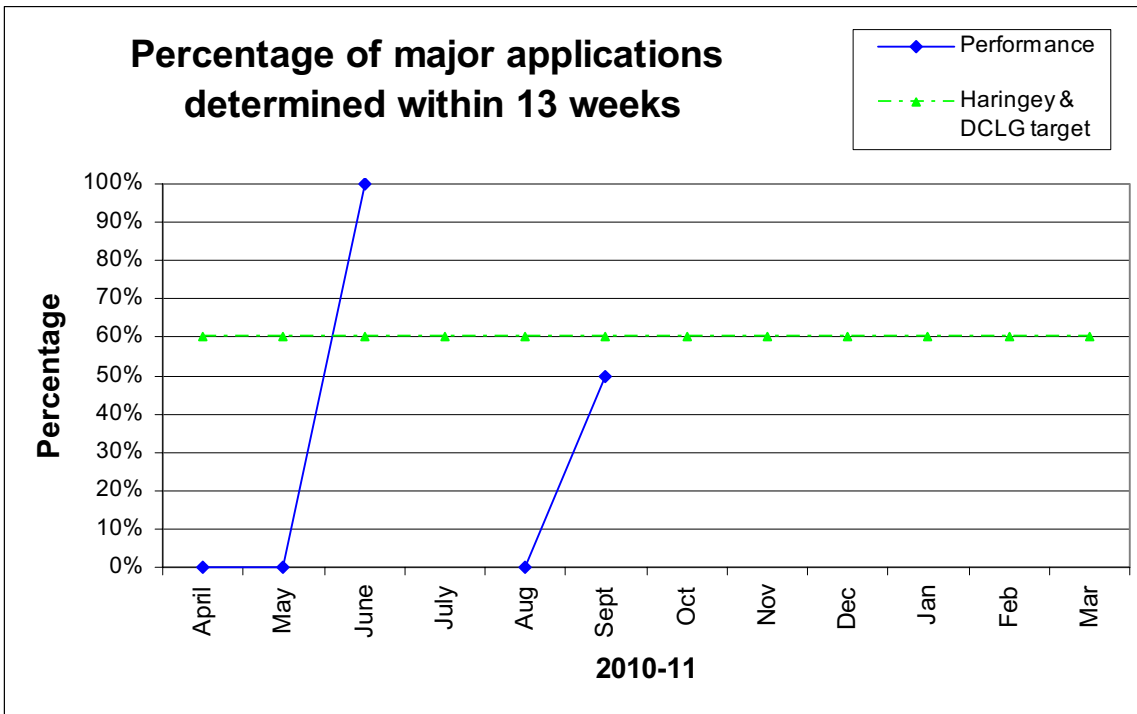
33% of major applications were determined within 13 weeks (2 out of 6)

76% of minor applications were determined within 8 weeks (149 out of 195 cases)

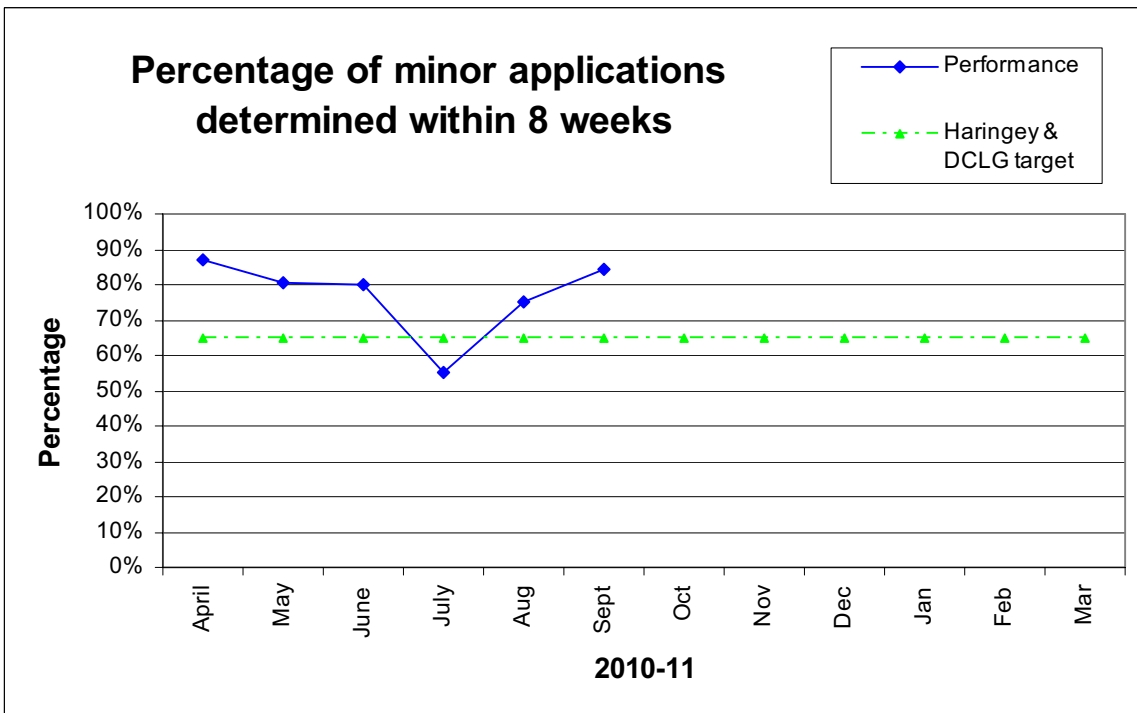
84% of other applications were determined within 8 weeks (611 out of 728 cases)

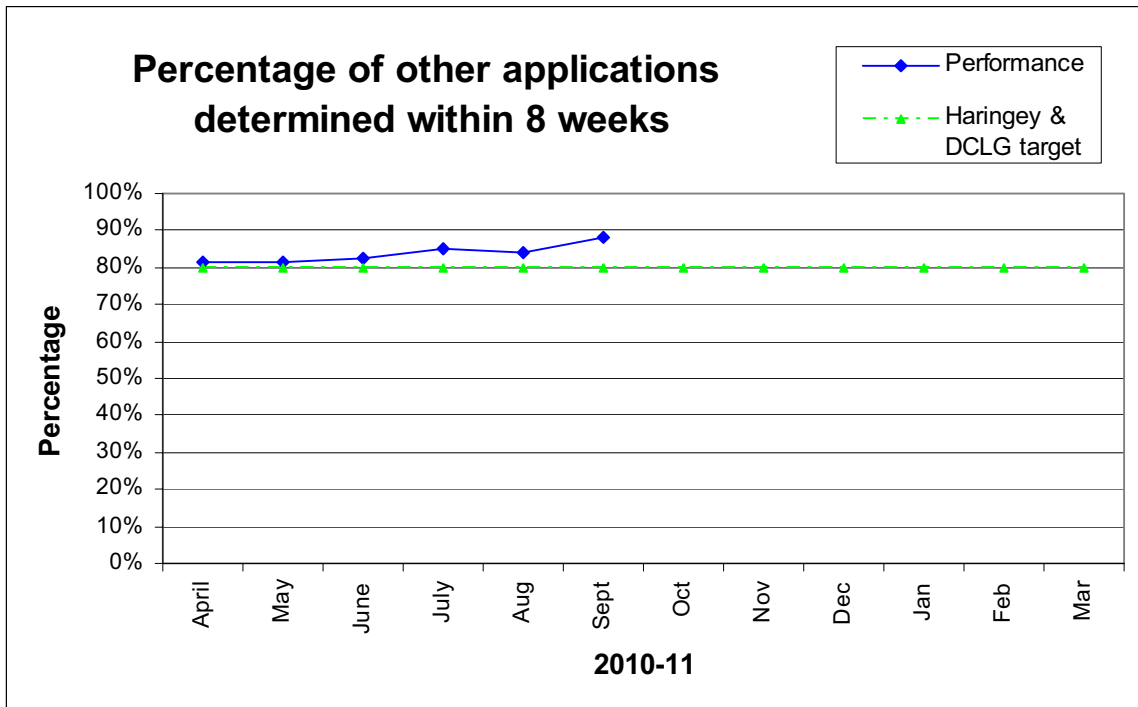
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2010/11



Minor Applications 2010/11



Other applications 2010/11**Last 12 months performance – October 2009 to September 2010**

In the 12 month period October 2009 to September 2010 there were 1751 planning applications determined, with performance in each category as follows -

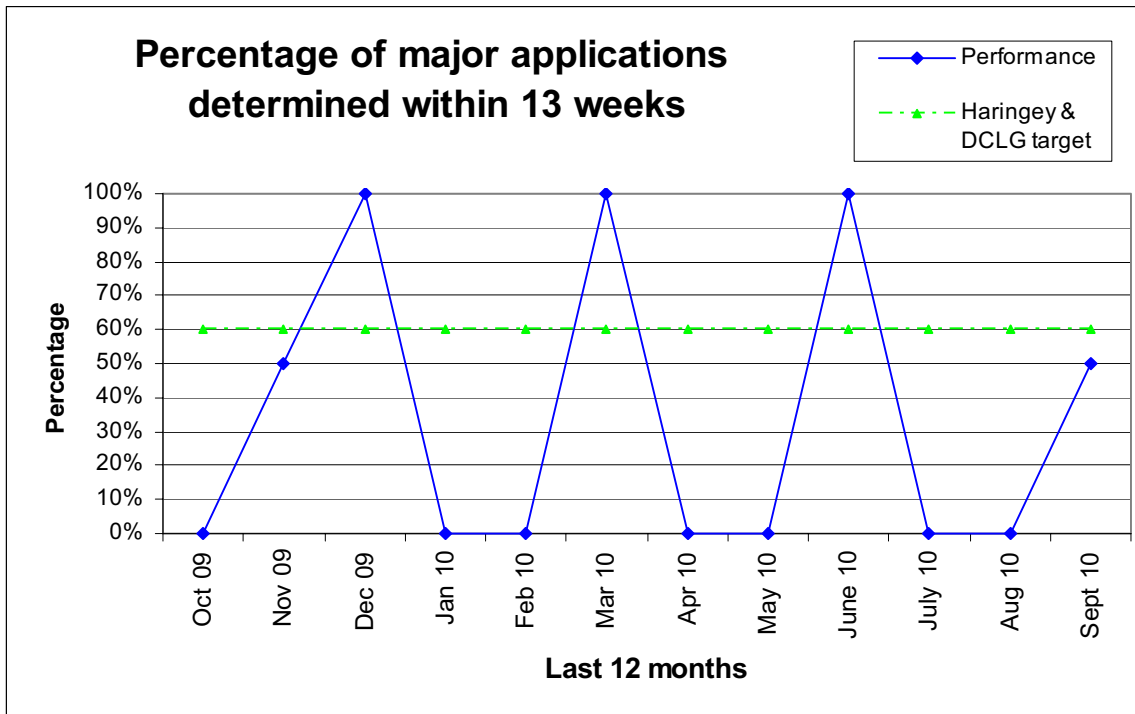
50% of major applications were determined within 13 weeks (8 out of 16)

76% of minor applications were determined within 8 weeks (287 out of 378 cases)

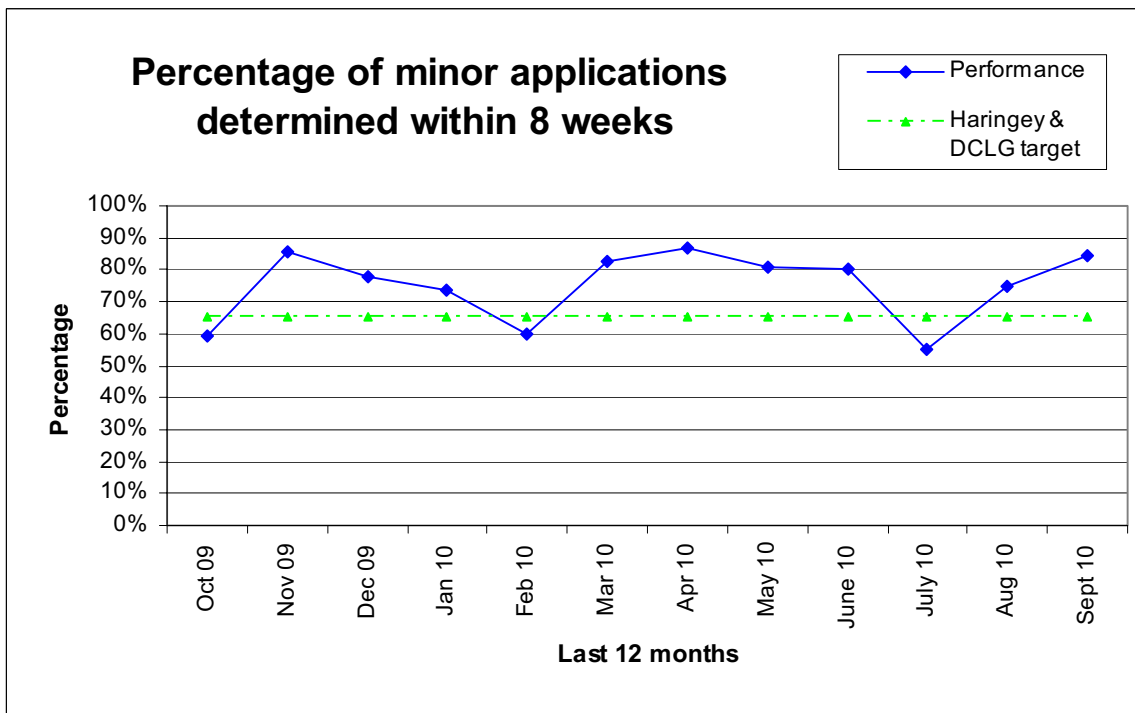
85% of other applications were determined within 8 weeks (1158 out of 1357 cases)

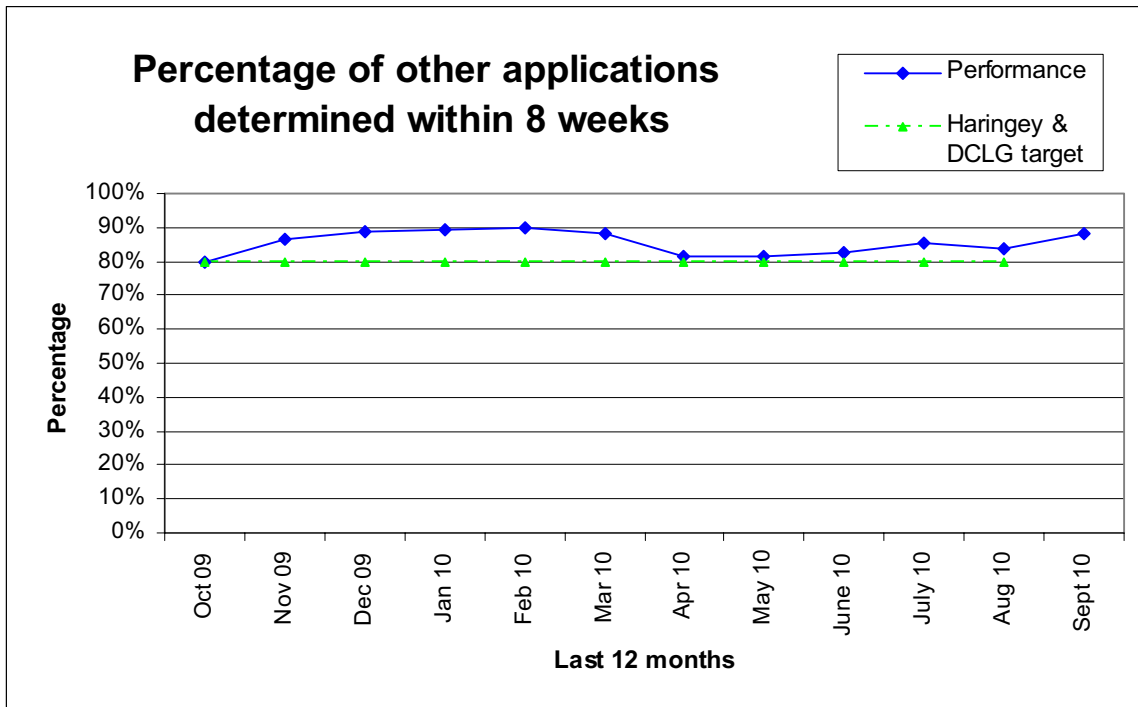
The 12 month performance for each category is shown in the following graphs:

Major applications – last 12 months



Minor applications – last 12 months



Other applications – last 12 months**Background/Targets**

NI 157 (formerly BV 109) is one of the Department for Communities and Local Government (DCLG) National Indicators for 2010/11.

It sets the following targets for determining planning applications:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

Haringey has set its own targets for 2010/11 in relation to NI 157. These are set out in Planning & Regeneration (P&R) Business Plan 2010-13 and are to determine:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

Appendix I

Explanation of categories

The NI 157 indicator covers planning applications included in the DCLG PS1/2 statutory return.

It *excludes* the following types of applications - TPO's, Telecommunications, Reserve Matters and Observations.

The definition for each of the category of applications is as follows:

Major applications -

For dwellings, where the number of dwellings to be constructed is 10 or more
For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.

Minor application -

Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.

Other applications -

All other applications, *excluding* TPO's, Telecommunications, Reserve Matters and Observations.

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

GRANTED / REFUSAL RATES FOR DECISIONS

September 2010 Performance

In September 2010, excluding Certificate of Lawfulness applications, there were 149 applications determined of which:

76% were granted (113 out of 149)

24% were refused (36 out of 149)

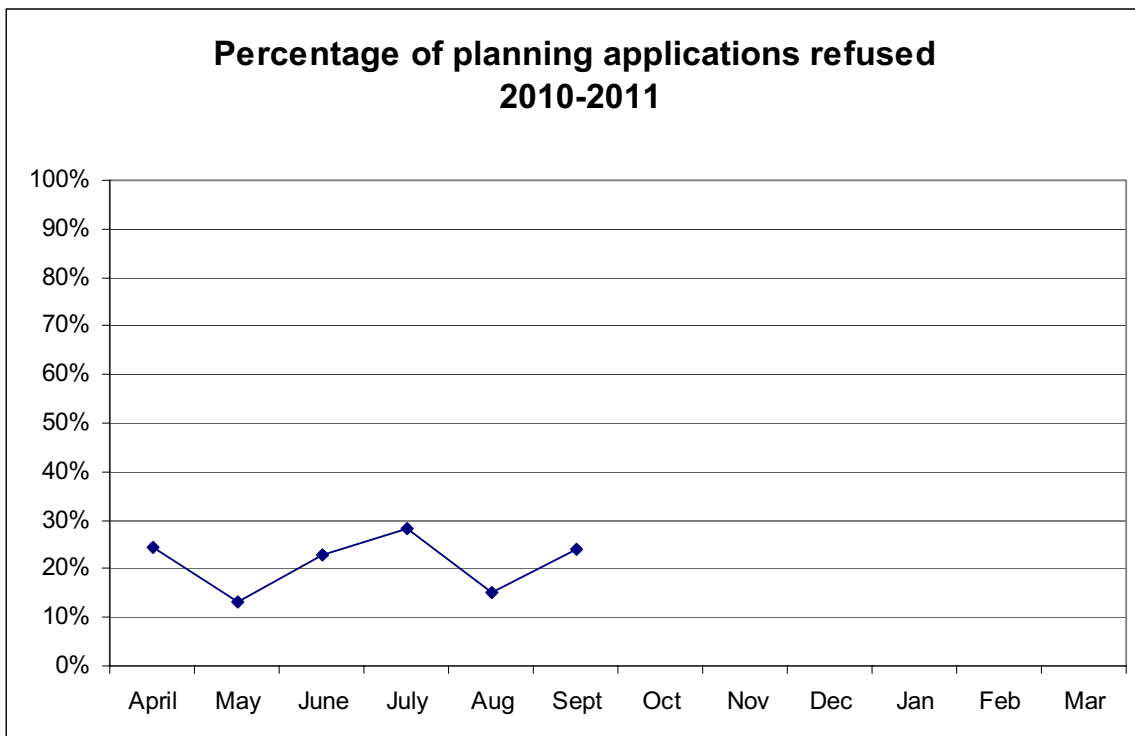
Year Performance – 2010/11

In the financial year 2010/11 up to the end of September, excluding Certificate of Lawfulness applications, there were 779 applications determined of which:

79% were granted (613 out of 779)

21% were refused (166 out of 779)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

**LOCAL INDICATOR (FORMERLY BV204) -
APPEALS AGAINST REFUSAL OF PLANNING PERMISSION**

September 2010 Performance

In September 2010 there were 16 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

37.5% of appeals allowed on refusals (6 out of 16 cases)

62.5% of appeals dismissed on refusals (10 out of 16 cases)

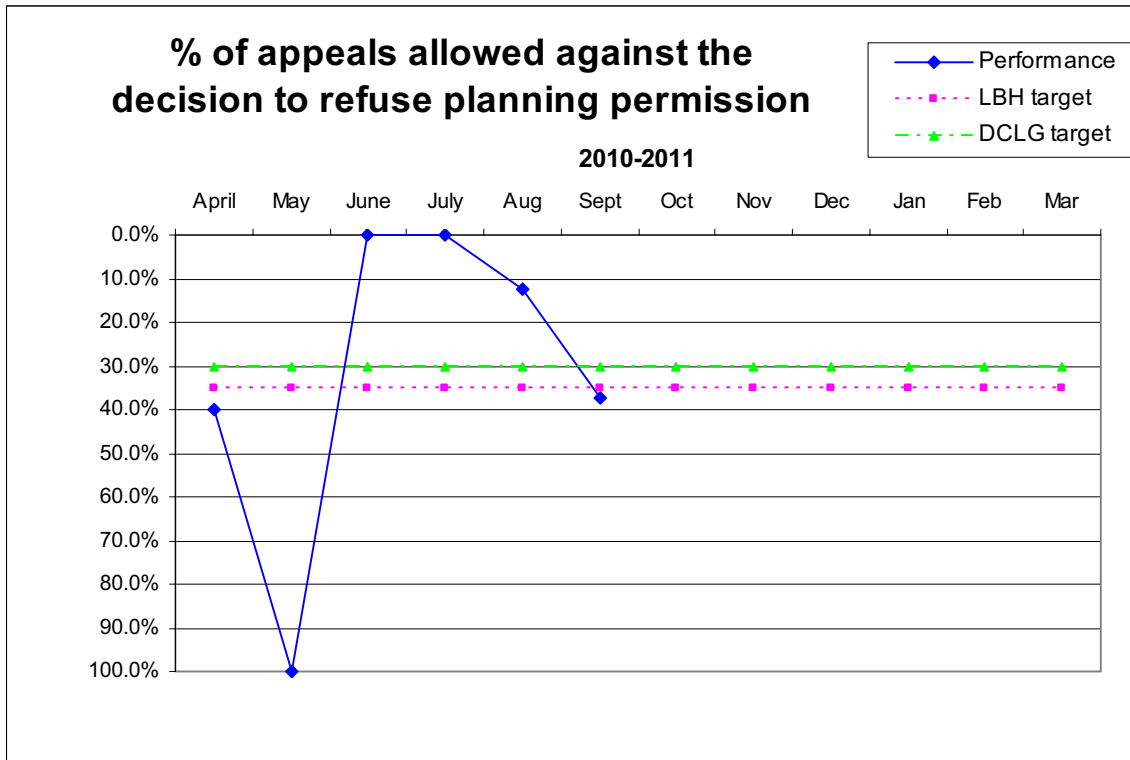
Year Performance – 2010/11

In the financial year 2010/11, up to the end of September, there were 35 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

28.6% of appeals allowed on refusals (10 out of 35 cases)

71.4% of appeals dismissed on refusals (25 out of 35 cases)

The monthly performance is shown in the following graph:



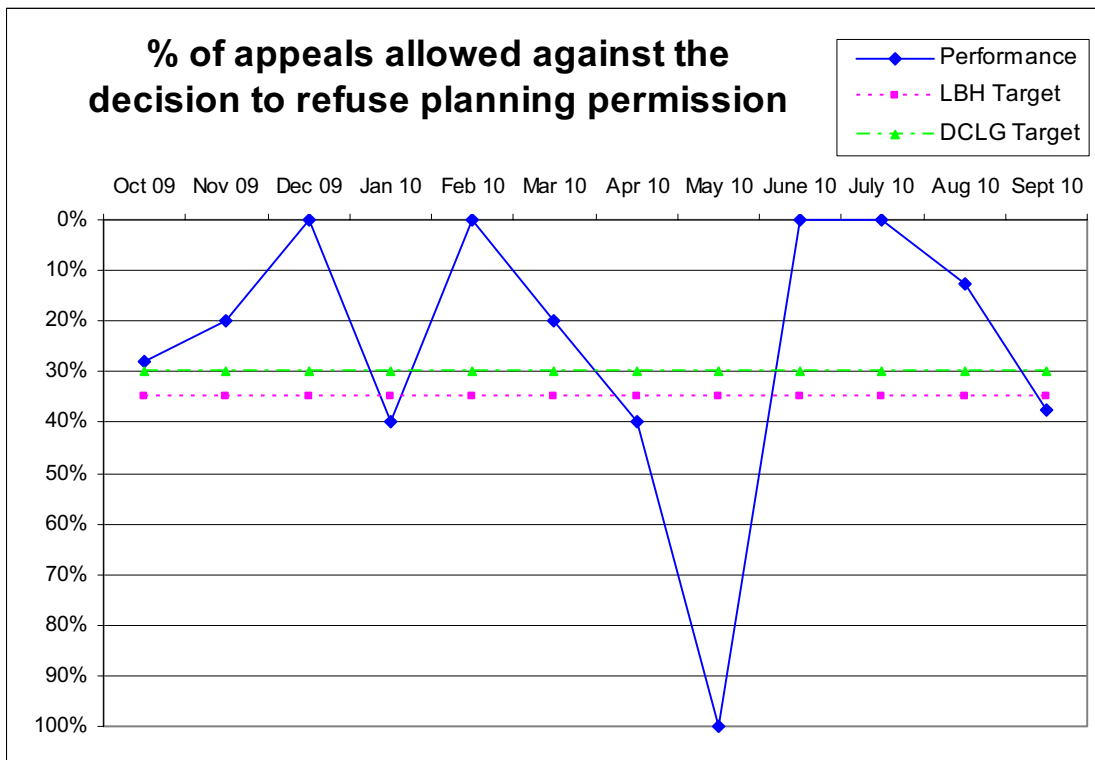
Last 12 months performance – October 2009 to September 2010

In the 12 month period October 2009 to September 2010 there were 86 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

25.6% of appeals allowed on refusals (22 out of 86 cases)

74.4% of appeals dismissed on refusals (64 out of 86 cases)

The monthly performance for this period is shown in the following graph:



Background/Targets

This is no longer included in DCLG's National Indicator set. However it has been retained as a local indicator.

It sets a target for the percentage of appeals allowed against the authority's decision to refuse planning permission.

The target that was set by DCLG in 2007/08 was 30%^

Haringey has set its own target for 2010/11 in relation to this local indicator. This is set out in P&R Business Plan 2010-13.

The target set by Haringey for 2010/11 is 35%

(^ The lower the percentage of appeals allowed the better the performance)

Planning Committee 8 November 2010

Building Control Performance Statistics

September 2010 Performance

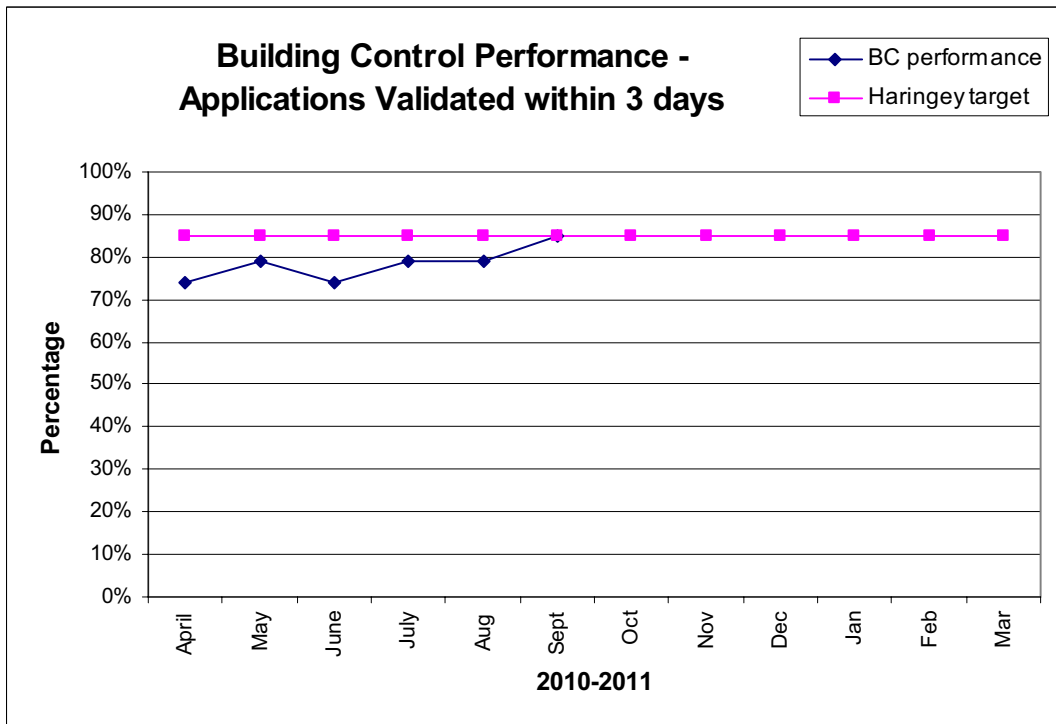
In September 2010 Building Control received 171 applications which were broken down as follows:-

- 63 Full Plans applications;
- 72 Building Notice applications;
- 35 Initial Notices and
- 1 Regularisation applications.

Performance on these applications in September was as follows:

85% of applications were validated within 3 days (against a target of 85%)

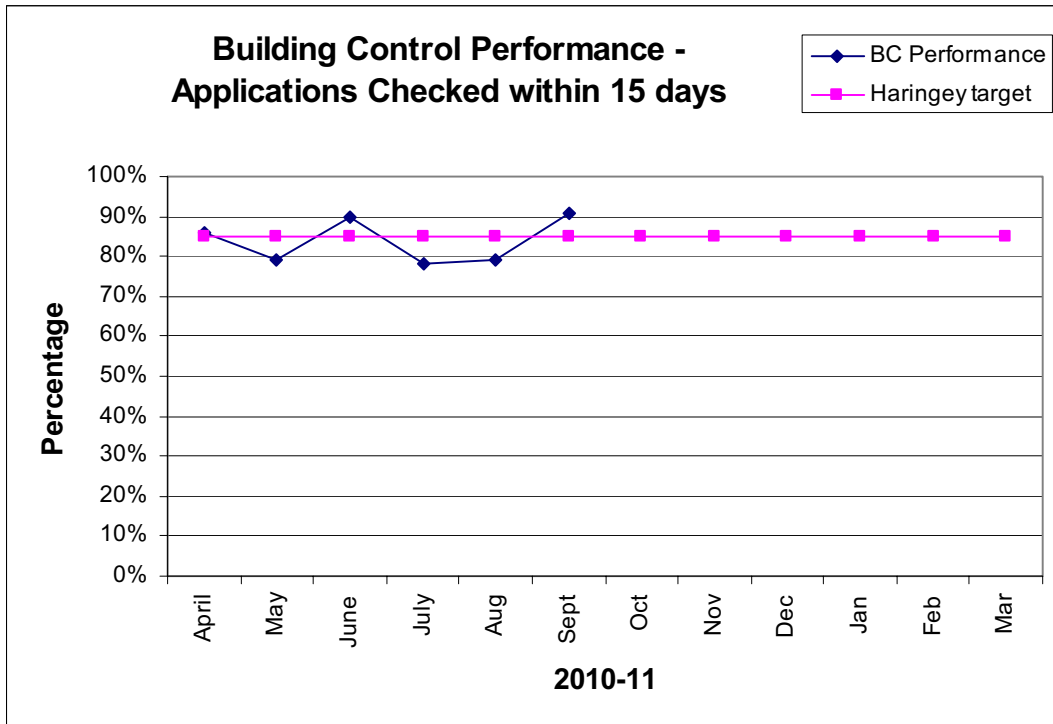
The monthly performance is shown in the following graph:



In terms of applications which were vetted and responded to, performance in September was as follows:

91% were fully checked within 15 days (against a target of 85%)

The monthly performance is shown in the following graph:



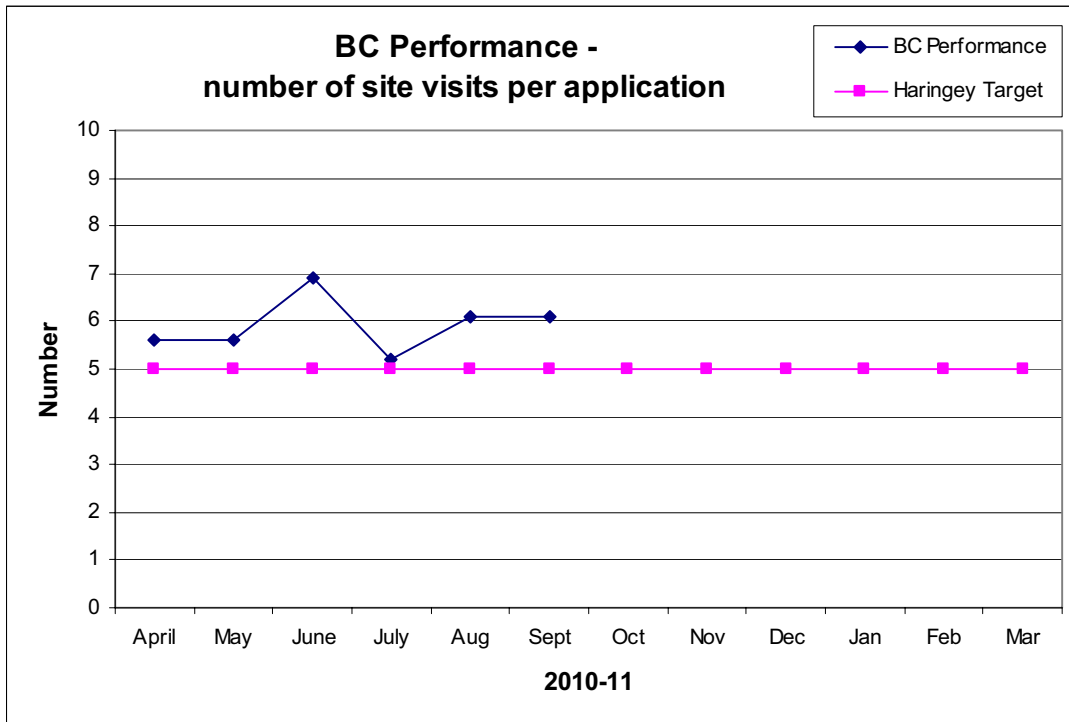
Within the same period, Building Control also received:

Notification of 10 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

16 Contraventions - 100% of which were inspected within the target of 3 days of receiving notification.

Also in September 2010, there were 89 commencements and 833 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in September 2010 the average number of site visits per application was 6.1 (against a target of 5). The monthly figures are shown in the following graph:



For an explanation of the categories see Appendix A

Appendix A

Explanation of categories

Full Plans applications –	Applications for all types of work, where the applicant submits fully annotated drawings and details that are required to be fully checked by Building Control. When these are checked in the majority of cases a letter is sent to the applicant or their agents requesting clarification and/or changes to be made to the application in order to achieve compliance;
Building Notice -	Applications for residential work only, where the applicant only has to submit the Notice and basic details, most of the compliance checks are carried out through site inspections;
Regularisation application -	Where works are carried out without an application having been made the owner may be prosecuted. However to facilitate people who wish to have work approved, in 1999 Building Control introduced a new process called Regularisation. A regularisation application is a retrospective application relating to previously unauthorised works i.e. works carried out without Building Regulations consent, started on or after the 11 November 1985. The purpose of the process is to regularise the unauthorised works and obtain a certificate of regularisation. Depending on the circumstances, exposure, removal and/or rectification of works may be necessary to establish compliance with the Building Regulations;
Validation -	All applications that are received have to be validated to ensure that the application is complete and ready to be formally checked;
Site Inspections -	Inspections carried out by Building Control to ensure compliance with the Building Regulations and/or in the case of Dangerous Structures, inspections in order to determine the condition of the structure being reported as dangerous.

Dangerous Structures -

Building Control are responsible for checking all notified dangerous structures on behalf of the Council within 2 hours of notification, 24 hours a day 365 days a year;

Contraventions -

Contraventions are reports of works being carried out where no current Building Control application exists.

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PLANNING COMMITTEE STATS FOR COMMITTEE MEEETING
September 2010

S.330 – REQUESTS FOR INFORMATION SERVED

None

ENFORCEMENT NOTICES SERVED (S188)

1. Treeside Place, Cranley Gardens N10 16.9.10
2. 123 Risley Avenue N17 17.9.10
3. 225 Tower Gardens Road N17 17.9.10
4. 69 Effingham Road N4 17.9.10
5. Land adj Maryland Road N22 28.9.10
6. 13 Harringay Gardens N8 29.9.10

BREACH OF CONDITION NOTICE SERVED

None

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

1. 64 Mannock Road N22
2. 131B Whittington Road N22
3. 80 Gloucester Road N17
4. 57 Park Avenue N22
5. 49 Clyde Road N15
6. 10 Chalgrove Road N17
7. 68 Woodside Gardens N17

SECTION 215 (Untidy Site) NOTICE SERVED

None

PROSECUTIONS SENT TO LEGAL

11 Burgoyne Road Failure to comply with an Enforcement Notice

APPEAL DECISION

1. 18 Hampden Road- Notice quashed on appeal
2. 49-51 The Broadway Appeal Dismissed

SUCSESFUL PROSECUTIONS

1. 10 Hampden Lane N17
2. 89 Burgoyne Road N4
3. 23 Hewitt Road N4

(both same owner both warrant cases)

CAUTIONS

None

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Agenda item:

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Planning Committee

On 8th November 2010

Report Title: **Town & Country Planning Act 1990**

Town & Country Planning (Trees) Regulations 1999

Report of: **Marc Dorfman Director of Urban Environment**

Wards(s) affected: **Tottenham Green**

Report for: **Planning Committee**

1. Purpose

The following reports recommend Tree Preservation Orders be confirmed.

2. Summary

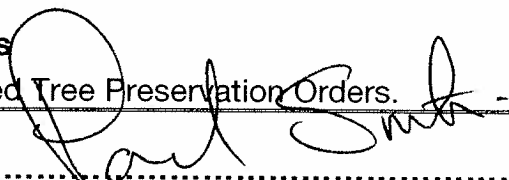
Details of confirmation of Tree Preservation Orders against trees located at:

- 1. Land adjacent to 36 Arnold Road N15

3. Recommendations

To confirm the attached Tree Preservation Orders.

Report Authorised by:



Marc Dorfman
Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Development Management Support Team Leader

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.

The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Management Support Team on 020 8489 5114.

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TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

This report seeks to confirm the Tree Preservation Order placed on the trees specified in this report.

REPORT

The trees are located at: Land adjacent to 36 Arnold Road N22

Species: G1: T1. Sycamore, T2. Lime, T3. Lime, T4. Sycamore, T5. London Plane, T6. Poplar, T7. Oak

Location: Land side of 36 Arnold Road N15

Condition: Good / Fair

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

1. The trees are of high amenity value, being clearly visible from a public place.
2. The trees appear healthy for its species and age. They have a predicted life expectancy of 50-100 years.
3. The trees are suitable to their location and provide a valuable green cover in a heavily urbanised area.
4. The tree is a native species which contributes significantly to local bio-diversity.

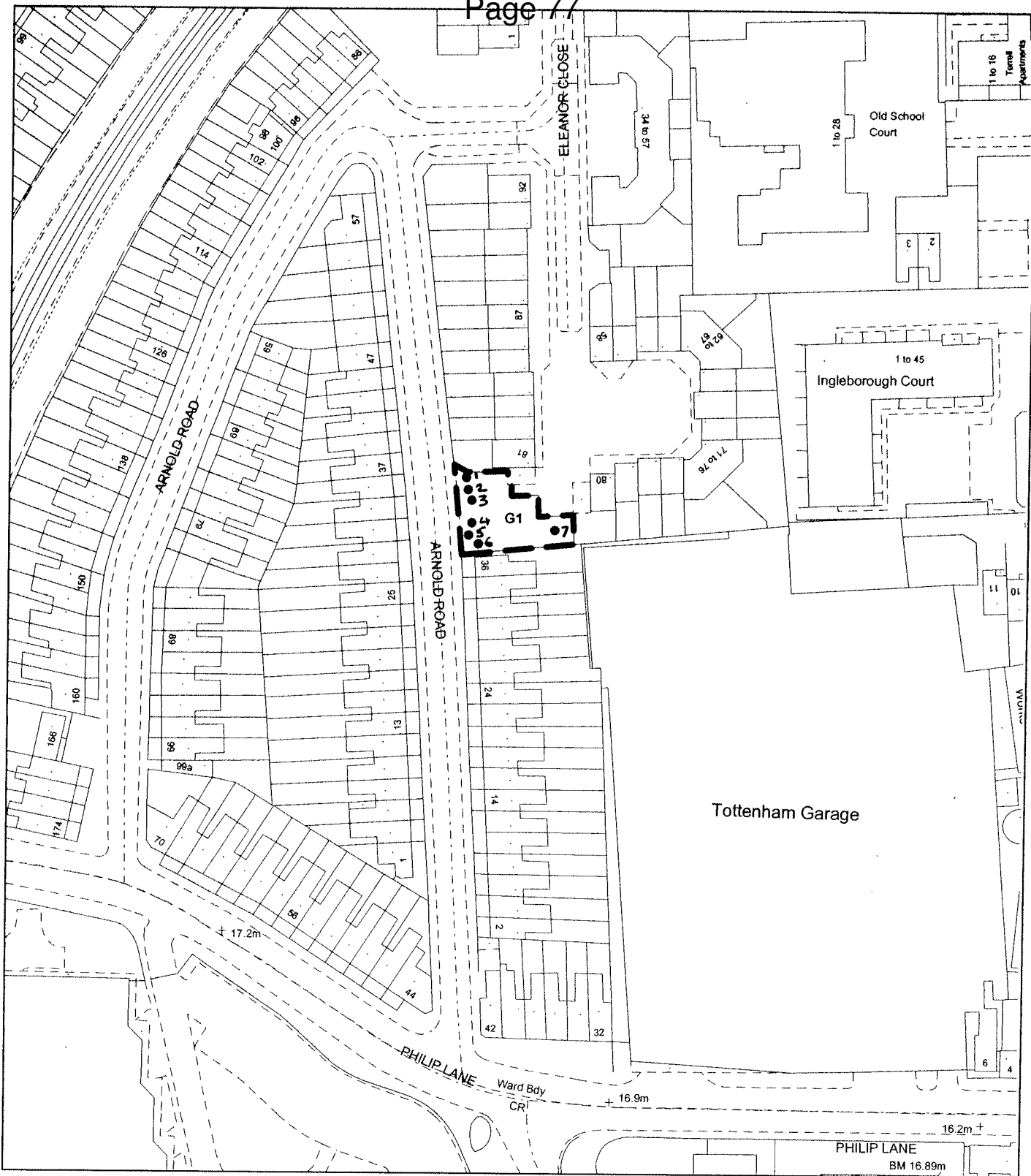
No objections have been received in regard to the TPOs.

RECOMMENDATION

That the Tree Preservation Order upon the aforementioned trees under Section 198 of the Town and Country Planning Act 1990 be confirmed.


Paul Smith
Head Of Development Management

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Site plan

Land adjacent to 36 Arnold Road N15

G1: T1. Sycamore, T2. Lime, T3. Lime, T4. Sycamore, T5. London Plane, T6. Poplar, T7. Oak

Directorate of Urban Environment

Marc Dorfman
 Assistant Director
 Planning and Regeneration
 639 High Road
 London N17 8BD

Tel 020 8489 0000
 Fax 020 8489 5525

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Haringey Council

M.M.

28/10/10

Report Title: Planning Obligations (Section106 Agreements):

The Purpose of S106 Agreements, Haringey Policy, the Flow of S106 Benefits/Funding 2005-2010 and the Development of a new Community Infrastructure Levy by 2014

Report of: Director of Urban Environment

Contact Officer : Marc Dorfman

Email: marc.dorfman@haringey.gov.uk Tel: 0208 489 5538

Wards(s) affected: ALL

Report for: Non-Key Decision

1. Purpose of the report (That is, the decision required)

1.1. The purpose of the report is to update the Planning Committee on Haringey's Section106 (S106) policy and guidance, the S106 agreements signed and administered between 2005-2010 by the Planning and Regeneration Service, and the distribution of the S106 funds have been received by the Council.

2. Introduction by Cabinet Member Planning and Regeneration

2.1 N/A

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

3.1. Planning Obligation and S106 Agreements support all elements of the Haringey Unitary Development Plan, the Haringey Sustainable Community Strategy and a number of related Strategies and plans including transport, parks and leisure, education and community facilities.

4. Recommendations

4.1. Planning Committee notes the report

5. Reason for recommendation(s)

5.1. To review the progress of S106 Agreement work and learn about new national policy on the community Infrastructure levy.

6. Other options considered

6.1. None

7. Summary

7.1. Since records and S106 agreements were regularly recorded (1990/2000) 132 planning obligation agreements (S106 agreements) have been signed for developments granted planning permission. The total potential value of these agreements is over £25m. Received to date funds are £10.3m. £7.7m has been spent and £2.5 m remains to be spent of which £0.5m is Planning Management funds.

7.2. This report provides the Committee with an update on the management and administration of the planning obligation responsibilities. It also shows:

- the flow of funds since 1990/2000 : There was a high influx of funds in 2007/08 and a significant slow down since then because of the impact of the economic downturn on development in the borough.
- the geographic spread of S106 development sites and spend locations by ward since 2005: This shows that the focus of spend is in the east of the Borough where there are more development opportunities and regeneration areas and the.
- range of service/benefit headings benefiting from planning obligation funds.

7.3. At Appendix 4 the report sets out Haringey policy on S106 agreements and at Appendix 5 it provides an introduction to the likely new legislative changes which are partly in place now.

8. Financial Comments

8.1. Section 106 monies represent an important source of funding to the Council. A significant proportion of the Capital programme is funded from S106 and this has become a more important source of funding as the recession severely impacts on the level of capital receipts available. The Council's regeneration aspirations also to some extent depend on the continued availability of S106 monies.

8.2. The recession also impacts on the amount of Section 106 money available, both in terms of the amount of new agreements coming forward and the timing of receipts from existing agreements where development trigger points have not

been reached. This illustrates that whilst the Council should include expected S106 receipts in its forward planning, the lack of certainty with respect to timing of receipts mean that this money cannot be relied upon and financial planning must be sufficiently flexible to allow for this.

8.3. It is also important that the Council maintains sufficient resource to ensure that S106 monies are actively monitored, not just to check that all due funds are received but also to ensure that all received funds are utilised within appropriate timescales.

8.4. Legislation change means it is important for the Council to assess the opportunities around the creation of a Community Infrastructure Levy to ensure available funding is maximised both through the existing S106 process for affordable housing and via new plans and systems for other service areas. At this stage it is too early to determine whether the introduction of a CIL will increase the total level of funding available.

9. Head of Legal Services Comments

9.1. Section 106A of the Town and Country Planning Act 1990 makes provision for a developer to apply for an obligation contained in an s106 agreement to be modified or discharged. Such an application cannot be made until 5 years after the agreement has been signed. Where the Council is of the opinion that the obligation serves no useful purpose, or it could serve the purpose equally well if it had effect subject to the modification, then the Council must discharge or modify the obligation. It should be noted that the developer has a right of appeal to the Secretary of State against the Council's decision. Where s106 contributions remain unspent beyond 5 years it may be possible for the developer to argue that an obligation serves no useful purpose, and therefore the Council should avoid holding unspent contributions for lengthy periods of time.

9.2. The Council can currently enter into legal agreements or 'planning obligations' with developers under section 106 of the Town and Country Planning Act 1990. The Community Infrastructure Levy (CIL) Regulations introduced in April 2010 sets out how local authorities can move from the current planning obligation system (collected via S106 agreements) to the new tariff style charge.

9.3. Charging schedules will be a new type of document within the folder of documents making up the local authority's Local Development Framework but do not form part of the statutory development plan.

9.4. The Council as charging authority to:

- prepare and publish a "charging schedule" which will set out the rates of CIL which will apply in the authority's area
- apply the CIL revenue it receives to funding infrastructure to support the

development of its area, and;

- Report to the local community on the amount of CIL revenue collected, spent and retained each year.

9.5 Section 106 planning obligations may still be used when CIL is introduced, and they *must* continue to be used to secure affordable housing. However, a planning obligation which goes beyond the statutory justification tests set out in the paragraph below must not be a reason to grant planning permission.

9.6 The statutory justification tests for a planning obligation as set out in the Community Infrastructure Levy Regulations 2010 are as follows:

- (a) the obligation must be necessary to make the development acceptable in planning terms;
- (b) the obligation must be directly related to the development; and
- (c) The development must be fairly and reasonably related in scale and kind to the development.

9.7 In addition, from 6 April 2014 or on the date that a charging authority's first charging schedule takes effect, whichever is earlier, local planning authorities may not pool more than five individual planning obligation contributions towards infrastructure that is capable of being funded by CIL.

9.8 It should also be noted that where a charging schedule is in effect, no planning obligation can constitute a reason for permission if it provides or funds "relevant infrastructure". If an authority wishes to fund some infrastructure by s106 agreements (other than affordable housing), there must be a list of "relevant infrastructure" and that particular infrastructure must not be on it.

10. Head of Procurement Comments – [Required for Procurement Committee]

10.1. None required

11. Equalities & Community Cohesion Comments

11.1 S106 Agreements are based on planning policy which was adopted in 2006 following Haringey's Unitary Development Plan (UDP) public Inquiry. The UDP was subject to extensive community consultation and complied with all regulations at the time and was supported by the Planning Inspectorate at the public inquiry.

11.2 As can be seen from the location analysis in Appendix 2, most S106 funds are spent where there are major development opportunities and where the borough has its greatest regeneration needs.

12. Consultation

12.1 None, as this is an update and monitoring report

13 Use of appendices /Tables and photographs

Appendices

- 1a- Pre 2005 and 2005-10 year by year profile of agreements negotiated
- 1b- Profile of S106 monies spent by obligation type
- 2- 2005-10 Geographical and Financial Analysis
- 3- 2005-10 Status of implemented and un-implemented S106 agreements
- 4 - LB Haringey adopted Supplementary Planning Guidance on Planning Obligations
- 5 – Introduction to the new Community Infrastructure Levy

14 Local Government (Access to Information) Act 1985

14.1 No exemptions

15. Details of the Report

- 15.1 The key information in this report is contained in the Appendices. There are three appendices which relate to the utilisation and distribution of S106 agreements in the borough.
- 15.2 Appendix 1 mainly provides the financial profile of those S106 agreements signed each year from 2005-2010 and their subsequent performance to date – and as a block Pre 2005 is also included.
- 15.3 Appendix 2 shows the actual in-year spend profile for S106 monies. The tables and diagrams show the breakdown of the projects supported by the S106 funds and the agreements from which these projects are /will be funded. The diagrams show the location of the developments with S106 agreements attached against the locations of the projects and schemes benefiting from these agreements. In most cases, the S106 benefits are on or near the development site from which they were triggered. However, there are cases where benefits are distributed in a wider area, such as contribution for schools. The maps and tables in Appendix 2 show the geographical distribution of expenditure by obligation type in relation to the development site.
- 15.4 Appendix 3 provides tables and maps focusing on S106 monies which are received but not yet spent.

15.5 Haringey's Supplementary Planning Guidance SPG 10a on Planning Obligations is attached as Appendix 4. The SPG sets out the framework for negotiating planning obligation (S106 contribution) from developments. The Planning Committee decides on how S106 funds will be spent according to national and local Planning Policy.

15.6 Implementation of spending is decided as follows:

- The planning application process will often identify specific impact needs that the S106 must pay for (e.g yellow lines; specified footway improvements). These funds will then be given to the relevant council services to deliver.
- The planning application process will some times identify general improvements (e.g increase in public open space/improvement in public open space; education improvement; affordable housing contribution). These will also be given to the relevant council service to deliver either through a one off project or as part of an existing programme
- As each planning application is processed, (sometime through the pre application process) internal consultation with Council Services, consultation with statutory consultees and neighbourhood consultation will throw up ideas and proposals for S106 headings covered in SPG 10a. Over time this process has led to some services developing improvement and project programmes that can be supported by S106, (e.g the education pool). Particularly in respect of unspent general improvement funds – the Planning Service will contact the relevant council services and ask them to development a project
- Key Planning S106 tests are : “Relevant to Planning; Related to the proposed development and Fairly and reasonably related in scale and kind to the proposed development”
- Lead responsibility for negotiation on all S106 lies with the Planning Service. This service understands the importance of primarily bringing forward good development and ensuring that S106 requests do not make the proposal economically unviable and that they are only negotiated on schemes that are in principle policy compliant. Since the recession began in 2007/08 and the S106 Regulation change in April 2010, the Planning Service has been careful to only focus on negotiations on key impacts/site compliance and community infrastructure and less on general improvement categories such as “environmental improvements” since scheme viability is now critical and meeting the statutory obligation tests are now much more focused.
- Assistant Director (AD) of Planning and Regeneration has delegated power to allocate S106 funds. The AD and his staff ensure the spend meets government guidance, Haringey SPG guidance and the terms of the specific legal agreement. Planning staff do not release funds until

an appropriate project and cost details are presented by the council services allocated the funding.

- Responsibility for developing projects, carrying out any necessary public consultation and securing authorisation to spend rests with the Council Services who spend the S106 funds.

15.7 Appendix 5 provides an introduction to the new Community Infrastructure Levy (CIL) published in April 2010. The Council will be assessing how it will move to a CIL system in the future to comply with the Government guidelines.

16. Conclusions

16.1 In conclusion, the Council is performing well the managing of the S106 Programme. At present, there is some uncertainty on the implementation of a number of planning permissions due to the economic downturn. Planning service do not release funds until an appropriate project and cost details are presented by the Council Services allocated the funding. There may be delays in spending the S106 funds where the funds are pooled and the projects rely on external funding for development and completion in addition to S106 funds.

Appendix 1,2,3,4- See attached separately

Appendix 5 – Introduction to the new Community Infrastructure Levy

The last Government changed the planning regulations to deal with development impact and planning for community infrastructure in April 2010. The regulations are in place but there is no clear response from the Coalition Government if it will continue with the recent changes. It is likely the Council will continue with work to take advantage of the new powers because they represent good town planning and corporate planning processes. The recent new changes propose:

S106 - Reduction in S106 agreements and their use to be narrowed to be used only for “site compliance” and affordable housing

Community Infrastructure Levy (CIL) - Creation of a mandatory development levy system that would be charged on all new net floorspace, (both residential and non residential) above a threshold to contribute towards necessary supporting physical community infrastructure as set out and agreed in the LDF Community Infrastructure Plan. This levy would be a standard charge, (typically £3-18k per new home) and it would be a criminal offence not to pay it. Its level would be tested at a public inquiry and it should be “reasonable” and not prevent from coming forward. It is supposed to only “contribute” to new essential infrastructure – therefore other funding by providers need to be accurately identified and assessed. The levy may be able to be “borrowed against” and there is a viability exemption – but this is discretionary, in the hands of the LPA and there is no appeal, (just the prospect of the scheme not

going ahead). The Local Planning Authority can set a varying levy (areas and development to which it is applicable). To benefit from such a Levy it must be in place by 2014. The Council will consider setting up a Levy in 2010.

Appendix 1

Section 106 Monitoring - Overview to date

Budget Breakdown

Year	No of Signed Agreements	Agreements Not Implemented	Value Negotiated	Received (to date)	Not Received	Spent (to date) from Received Funds	Received & Not Allocated (including Admin)	Received Admin Contributions	Total Not Allocated (excluding Admin)
Pre 2005	26	12	4,338,325.10	4,196,514.79	141,810.31	3,166,366.44	1,030,148.35	10,000.00	1,020,148.35
2005-06	26	9	3,005,565.69	2,171,053.09	834,512.60	1,981,855.48	189,197.61	47,197.61	142,000.00
2006-07	20	7	1,714,684.71	1,408,155.18	306,529.53	1,304,522.13	103,633.05	35,133.36	68,499.69
2007-08	25	5	10,900,302.65	2,211,851.72	8,688,450.93	1,319,957.74	891,893.98	442,495.55	449,398.43
2008-09	19	18	2,730,504.00	13,522.00	2,716,982.00	0.00	13,522.00	3,522.00	10,000.00
2009-10	16	12	3,128,036.14	380,100.81	2,747,935.33	0.00	380,100.81	37,000.00	343,100.81
Total	132	63	25,817,418.29	10,381,197.59	15,436,220.70	7,772,701.79	2,608,495.80	575,348.52	2,033,147.28

The Council is in receipt of £1,020,148.35 from three S106 Agreements signed pre-2005. £1m derives from the New River Village Agreement which is to be spent within the Haringey Heartlands Development Framework Area.

Contributions “Not Received”, indicated in the table above, show the figures deriving from Agreements which have either been superseded, the planning permission has expired, planning permission has not been implemented or contributions are outstanding.

Within 2007-2008 planning permission has been implemented for the development at Hale Village where contributions of £7.8m are still to be recovered. The process of renegotiating the phasing of this payment is currently underway.

Wards Corner S106 £406,650 (Admin £9k, Education Pool £200k, Traffic Management Order £1k, Public Art £100k & Traders Sum £96,650) is an exceptional case. A S106 agreement was signed in 2008-09 but the planning permission has been quashed by a Judicial Review. It remains in this analysis for 5 years and “not triggered”. If a new permission is granted with a new S106 this will take the place of the quashed permission and extant S106

Appendix 1

Section 106 Monitoring - Overview July 2010

Breakdown by Infrastructure Type

Education

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre					
2005	444,262.80	324,014.79	120,248.01	324,014.79	0.00
2005/06	1,005,300.76	687,439.70	317,861.06	687,439.70	0.00
2006/07	1,157,281.22	914,519.28	242,761.94	914,519.59	-0.31
2007/08	1,705,873.74	1,412,364.17	293,509.57	1,133,715.74	278,648.43
2008/09	717,162.00	0.00	717,162.00	0.00	0.00
2009/10	1,612,753.14	242,100.81	1,370,652.33	0.00	242,100.81
Total	6,642,633.66	3,580,438.75	3,062,194.91	3,059,689.82	520,748.93

Education Site Specific

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2005/06	154000	154,000.00	0.00	154,000.00	0.00
2007/08	1010000	0.00	1,010,000.00	0.00	0.00
2008/09	240000	0.00	240,000.00	0.00	0.00
Total	1,404,000.00	154,000.00	1,250,000.00	154,000.00	0.00

Environment (Site Specific)

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre					
2005	2,655,500.00	2,639,500.00	16,000.00	1,619,351.65	1,020,148.35
2005/06	413,109.86	233,958.32	179,151.54	141,958.32	92,000.00
2006/07	192,000.00	162,000.00	30,000.00	162,000.00	0.00
2007/08	5,581,800.00	71,800.00	5,510,000.00	51,800.00	20,000.00
2008/09	5,000.00	0.00	5,000.00	0.00	0.00
2009/10	225,000.00	0.00	225,000.00	0.00	0.00
Total	9,072,409.86	3,107,258.32	5,965,151.54	1,975,109.97	1,132,148.35

Environment Pool

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2005/06	915,002.00	915,002.00	0.00	915,002.00	0.00
2006/07	25,164.12	20,000.00	5,164.12	20,000.00	0.00
Total	940,166.12	935,002.00	5,164.12	935,002.00	0.00

Appendix 1

Street Scene

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre					
2005	65,000.00	65,000.00	0.00	65,000.00	0.00
2005/06	172,000.00	75,000.00	97,000.00	25,000.00	50,000.00
2006/07	140,000.00	140,000.00	0.00	115,000.00	25,000.00
2007/08	2,108,585.00	272,000.00	1,836,585.00	122,000.00	150,000.00
2008/09	197,000.00	10,000.00	187,000.00	0.00	10,000.00
2009/10	534,375.00	100,000.00	434,375.00	0.00	100,000.00
Total	3,216,960.00	662,000.00	2,554,960.00	327,000.00	335,000.00

Car Free Developments

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2006/07	400.00	200.00	200.00	200.00	0.00
2007/08	4,650.00	3,950.00	700.00	3,200.00	750.00
2008/09	4,000.00	0.00	4,000.00	0.00	0.00
2009/10	2,000.00	1,000.00	1,000.00	0.00	1,000.00
Total	11,050.00	5,150.00	5,900.00	3,400.00	1,750.00

Recreation

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre					
2005	20,000.00	20,000.00	0.00	20,000.00	0.00
2006/07	43,500.00	43,500.00	0.00	0	43,500.00
Total	63,500.00	63,500.00	0.00	20,000.00	43,500.00

Employment

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2005/06	210,000.00	10,000.00	200,000.00	10,000.00	0.00
2006/07	75,000.00	60,000.00	15,000.00	60,000.00	0.00
Total	285,000.00	70,000.00	215,000.00	70,000.00	0.00

Affordable Housing

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre					
2005	925,000.00	925,000.00	0.00	925,000.00	0.00
2008/09	1,320,000.00	0.00	1,320,000.00	0.00	0.00
2009/10	635,000.00	0.00	635,000.00	0.00	0.00
Total	2,880,000.00	925,000.00	1,955,000.00	925,000.00	0.00

Appendix 1

Campsbourne Playscheme

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2006/07	7,500.00	7,500.00	0.00	7,500.00	0.00
Total	7,500.00	7,500.00	0.00	7,500.00	0.00

Public Art

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2008/09	100,000.00	0.00	100,000.00	0.00	0.00
Total	100,000.00	0.00	100,000.00	0.00	0.00

Traders Sum

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2008/09	96,650.00	0.00	96,650.00	0.00	0.00
Total	96,650.00	0.00	96,650.00	0.00	0.00

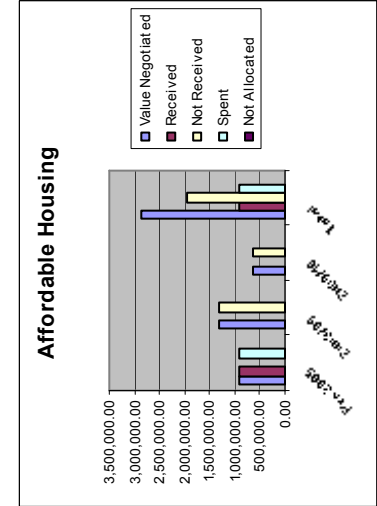
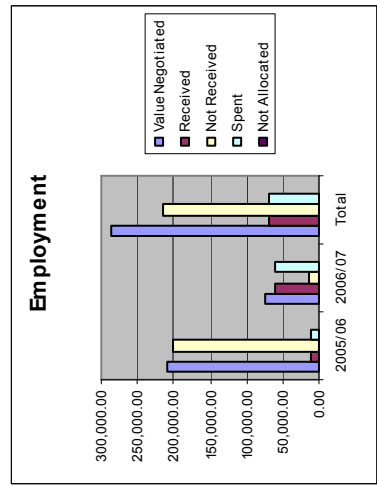
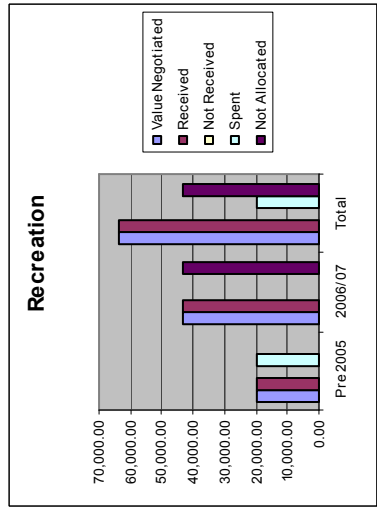
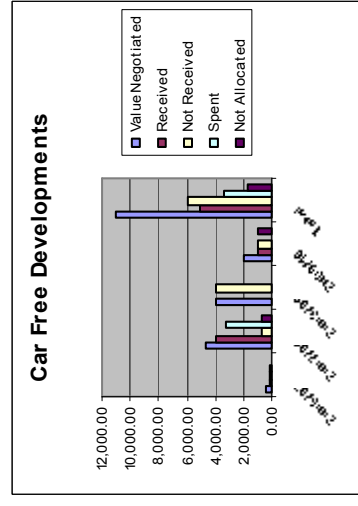
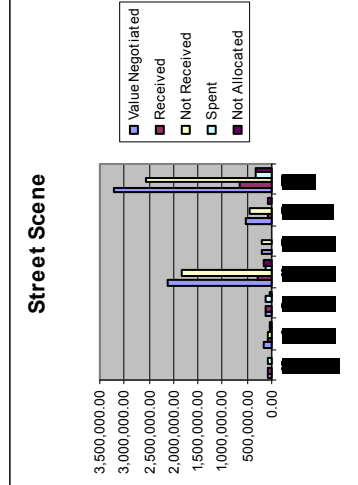
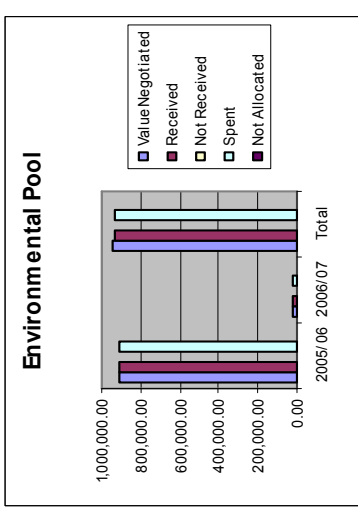
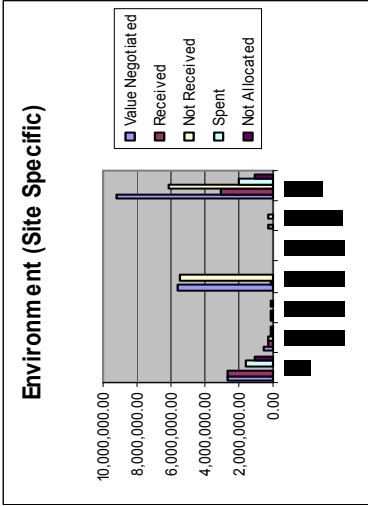
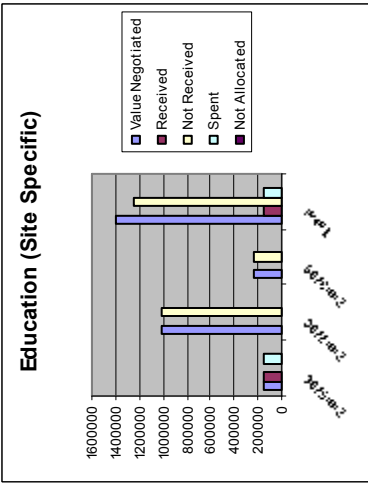
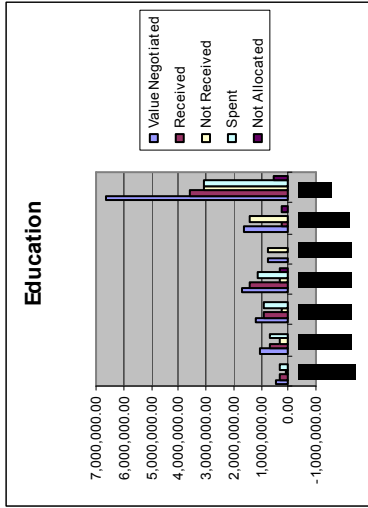
Admin & Monitoring

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre					
2005	228,562.30	223,000.00	5,562.30	213,000.00	10,000.00
2005/06	136,153.07	95,653.07	40,500.00	48,455.46	47,197.61
2006/07	73,839.37	60,435.90	13,403.47	25,302.54	35,133.36
2007/08	489,393.91	451,737.55	37,656.36	9,242.00	442,495.55
2008/09	50,692.00	3,522.00	47,170.00	0.00	3,522.00
2009/10	118,908.00	37,000.00	81,908.00	0.00	37,000.00
Total	1,097,548.65	871,348.52	226,200.13	296,000.00	565,348.52

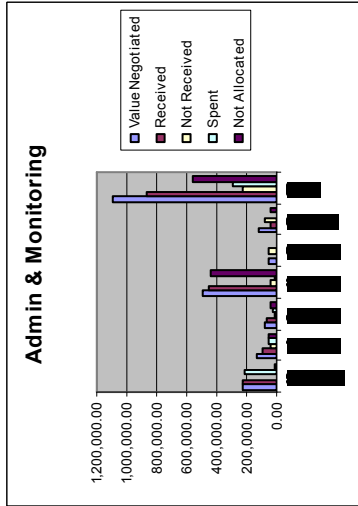
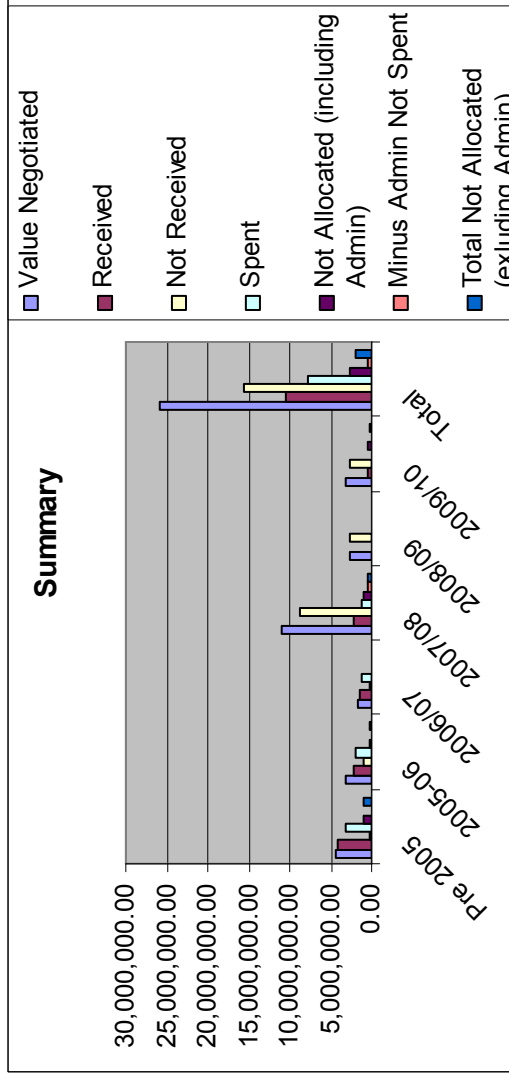
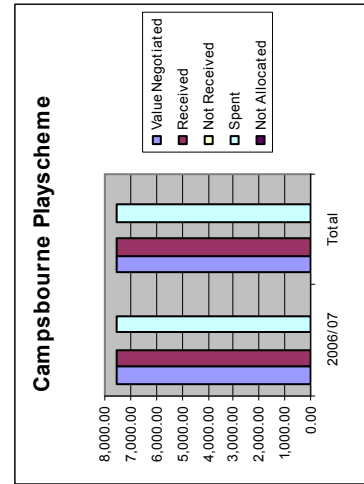
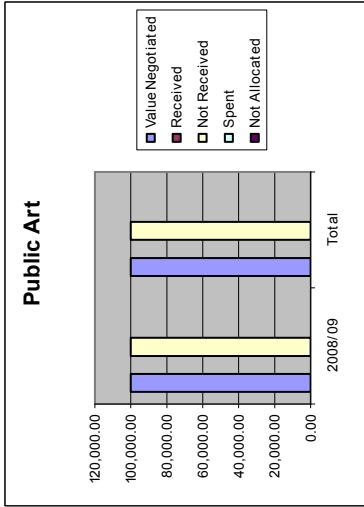
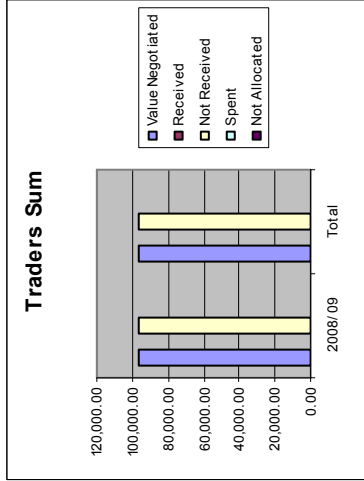
Summary

	Value Negotiated	Received	Not Received	Spent	Not Allocated (including Admin)	Minus Admin Not Spent	Total Not Allocated (excluding Admin)
Pre 2005	4,338,325.10	4,196,514.79	141,810.31	3,166,366.44	1,030,148.35	10,000.00	1,020,148.35
2005-06	3,005,565.69	2,171,053.09	834,512.60	1,981,855.48	189,197.61	47,197.61	142,000.00
2006/07	1,714,684.71	1,408,155.18	306,529.53	1,304,522.13	103,633.05	35,133.36	68,499.69
2007/08	10,900,302.65	2,211,851.72	8,688,450.93	1,319,957.74	891,893.98	442,495.55	449,398.43
2008/09	2,730,504.00	13,522.00	2,716,982.00	0.00	13,522.00	3,522.00	10,000.00
2009/10	3,128,036.14	380,100.81	2,747,935.33	0.00	380,100.81	37,000.00	343,100.81
Total	25,817,418.29	10,381,197.59	15,436,220.70	7,772,701.79	2,608,495.80	575,348.52	2,033,147.28

Appendix 1



Appendix 1

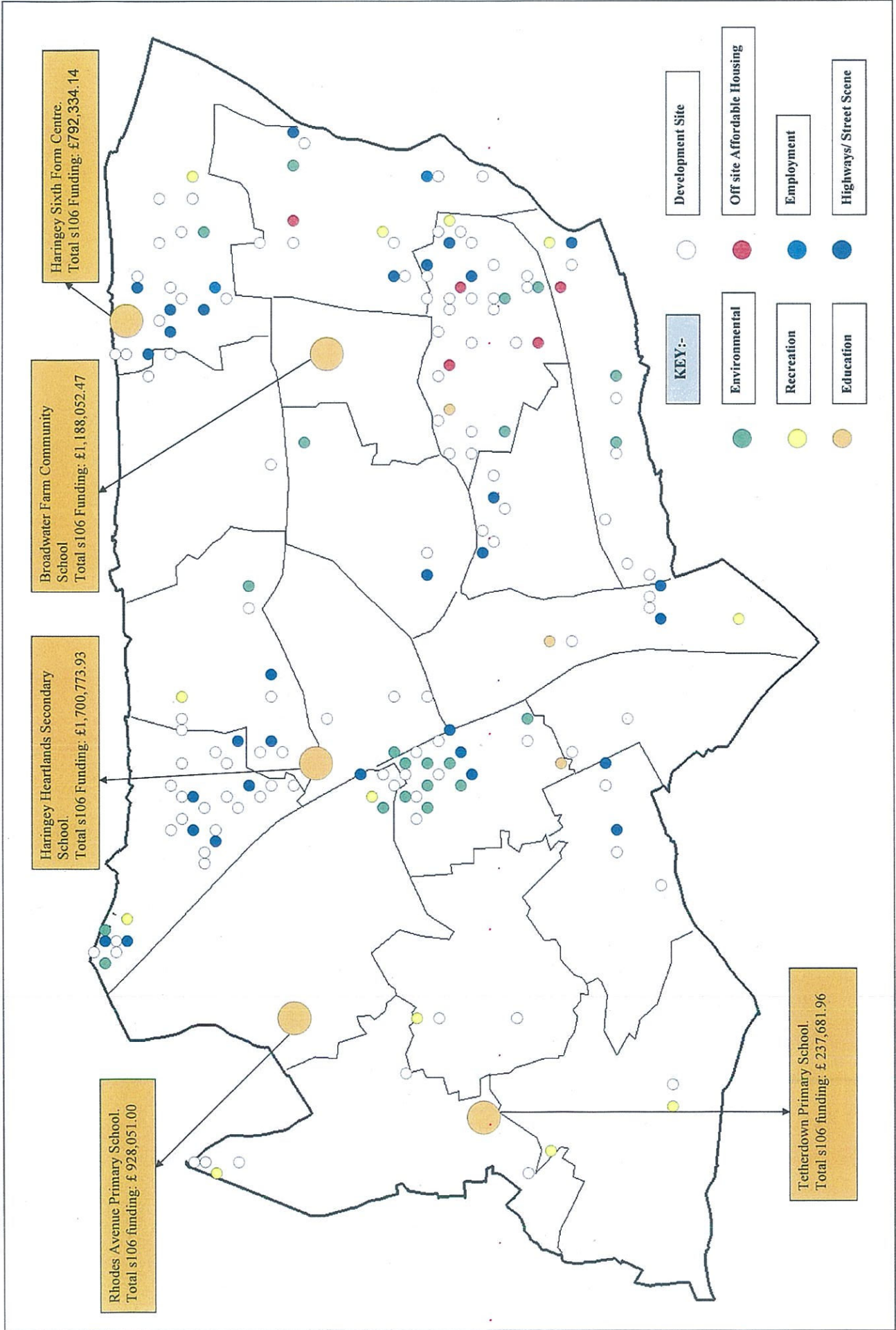


Appendix 1

Further Breakdown

	Value Negotiated	Received	Not Received PP not implemented	Spent	Not Allocated
Admin & Monitoring	1,097,548.65	871,348.52	226,200.13	296,000.00	575,348.52
Education Pool	6,642,633.66	3,580,438.75	3,062,194.91	3,059,689.82	520,748.93
Education (Site Specific)	1,404,000.00	154,000.00	1,250,000.00	154,000.00	0.00
Environment Pool	940,166.12	935,002.00	5,164.12	935,002.00	0.00
Environment (Site Specific)	9,072,409.86	3,107,258.32	5,965,151.54	1,975,109.97	1,132,148.35
Street Scene	3,216,960.00	662,000.00	2,554,960.00	327,000.00	335,000.00
Employment	285,000.00	70,000.00	215,000.00	70,000.00	0.00
Recreation	63,500.00	63,500.00	0.00	20,000.00	43,500.00
TMO (Car-Free)	11,050.00	5,150.00	5,900.00	3,400.00	1,750.00
Affordable Housing	2,880,000.00	925,000.00	1,955,000.00	925,000.00	0.00
Campsbourne Playscheme	7,500.00	7,500.00	0.00	7,500.00	0.00
			0.00	0.00	0.00
Public Art	100,000.00	0.00	100,000.00	0.00	0.00
Traders Sum	96,650.00	0.00	96,650.00	0.00	0.00
			0.00		
Total	25,817,418.29	10,381,197.59	15,436,220.70	7,772,701.79	2,608,495.80
				minus Admin	575,348.52
					2,033,147.28

APPENDIX 2: Location of Section 106 development site and Benefit/funding for Financial Year 2005-2010



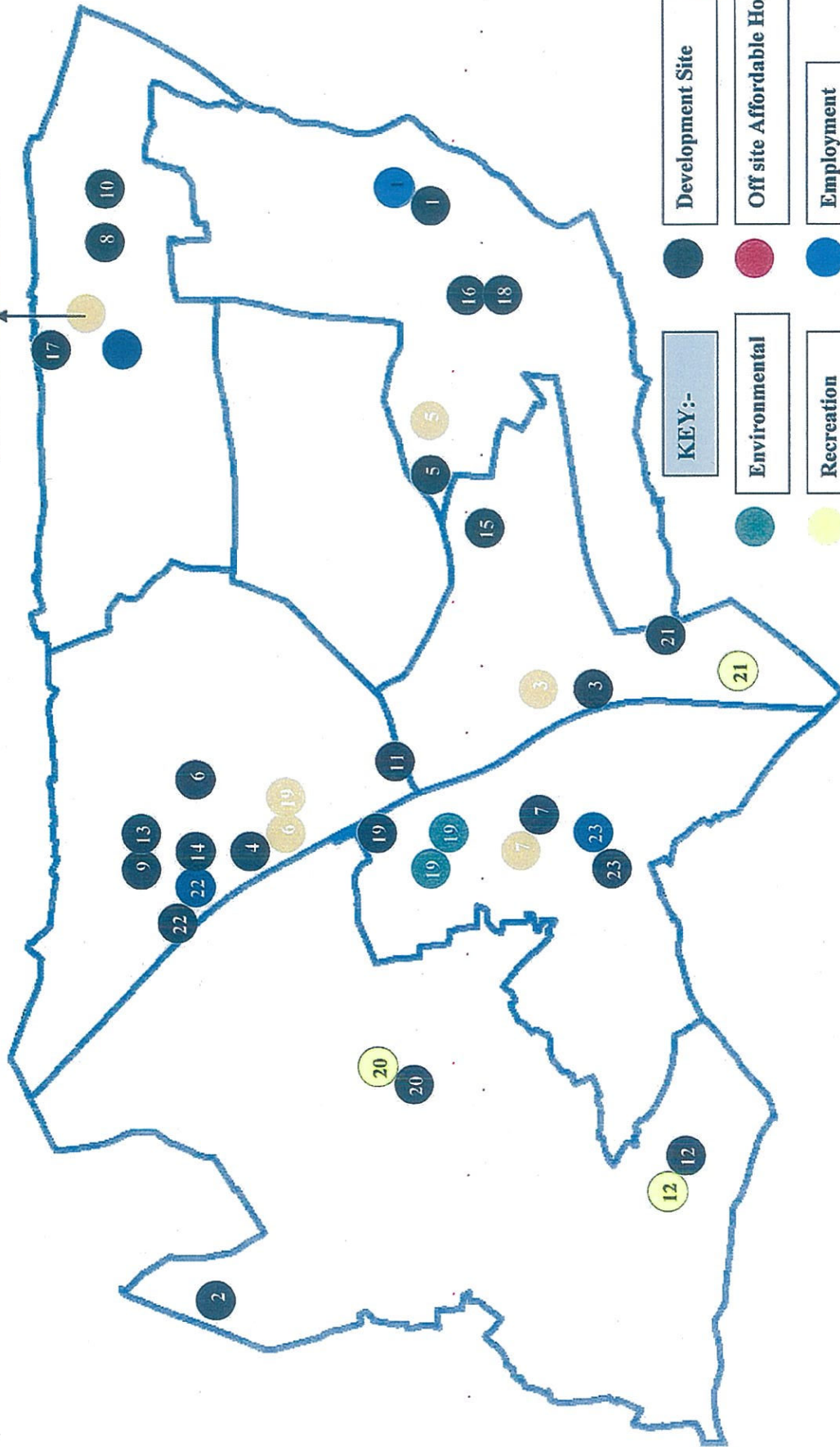
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FINANCIAL YEAR 2005-2006

Map Reference Key	Year Signed	Site	Amount	What funds	Date Spent
1 (Employment)	2005/06	Tottenham Hale Retail Park, Broad Lane, N15	10,000.00	Employment	10.2.06
2 (Education)	2001/02	Coppetts Wood Hospital, Coppetts Road, N10	150,000.00	Education	29.7.05
3 (Education)	2002/03	Former Petrol Filling Stn, 278B Wightman Road, N8	11,488.67	Education	29.7.05
4 (Education)	2002/03	35 Station Road, N22	28,254.10	Education	29.7.05
5 (Education)	2002/03	472-480 West Green Road, N15	15,992.00	Education	5.8.05
6 (Education)	2002/03	Land adj to Woodhall House, Lordship Lane, N22	40,000.00	Education	29.7.05
7 (Education)	2003/04	124 Hillfield Avenue, N8	7,500.00	Education	29.7.05
8 (Education)	2003/04	Land at r/o 62-70 Northumberland Park, N17	10,000.00	Education	29.7.05
9 (Education)	2003/04	415-419 High Road, N17	30,388.50	Education	29.7.05
10 (Education)	2003/04	r/o Northumberland Park House, Northumberland Park, N17	15,000.00	Education	29.7.05
11 (Education)	2003/04	Goulding Court, Turnpike Lane, N8	13,660.83	Education	29.7.05
12 (Education)	2003/04	Southwood Hospital, 70 Southwood Lane, N6	39,400.25	Education	29.7.05
13 (Education)	2003/04	419 High Road & 2A Myddleton Road, N22	50,000.00	Education	29.7.05
14 (Education)	2004/05	Corner of Nightingale Road & High Road, N22	12,895.72	Education	29.7.05
15 (Education)	2004/05	Dagmar Arms PH, Cornwall Road, N15	15,000.00	Education	29.7.05
16 (Education)	2004/05	280-296 High Road, N15	38,000.00	Education	29.7.05
17 (Education)	2005/06	Three Compasses PH, Queen Street, N17	54,000.00	Education	1.3.06
18 (Education)	2005/06	278 High Road, N15	6,734.74	Education	1.3.06
19 (Education)	2002/03	Former Hornsey Waterworks, High Street, N8	109,500.00	Education	8.11.05
19 (Environmental)	2004/05	Former Waterworks, Hornsey High Street, N8	15,000.00	Environmental	9.11.05
19 (Environmental)	2002/03	Former Hornsey Waterworks, High Street, N8	20,000.00	Environmental	30.4.05
20 (Recreation)	2001/02	Land adj. to 10 Grosvenor Gardens, N10	340.00	Recreation	11.2.06
21 (Recreation)	2002/03	Arena Estates, Green Lanes, N4	20,000.00	Recreation	10.11.05
12 (Recreation)	2003/04	Southwood Hospital, 70 Southwood Lane, N6	610.20	Recreation	11.1.06
22 (Highways)	2001/02	Former Pumping Station, Tile Kiln Lane, N6	10,000.00	Street Scene	29.7.05
23 (Highways)	2003/04	Former Telecom House, Crouch End Hill, N8	94,000.00	Street Scene	4.10.05
Grand Total			817,765.01		

Financial Year 2005/2006

Haringey Sixth form centre: 2, 4, & 8 to 18

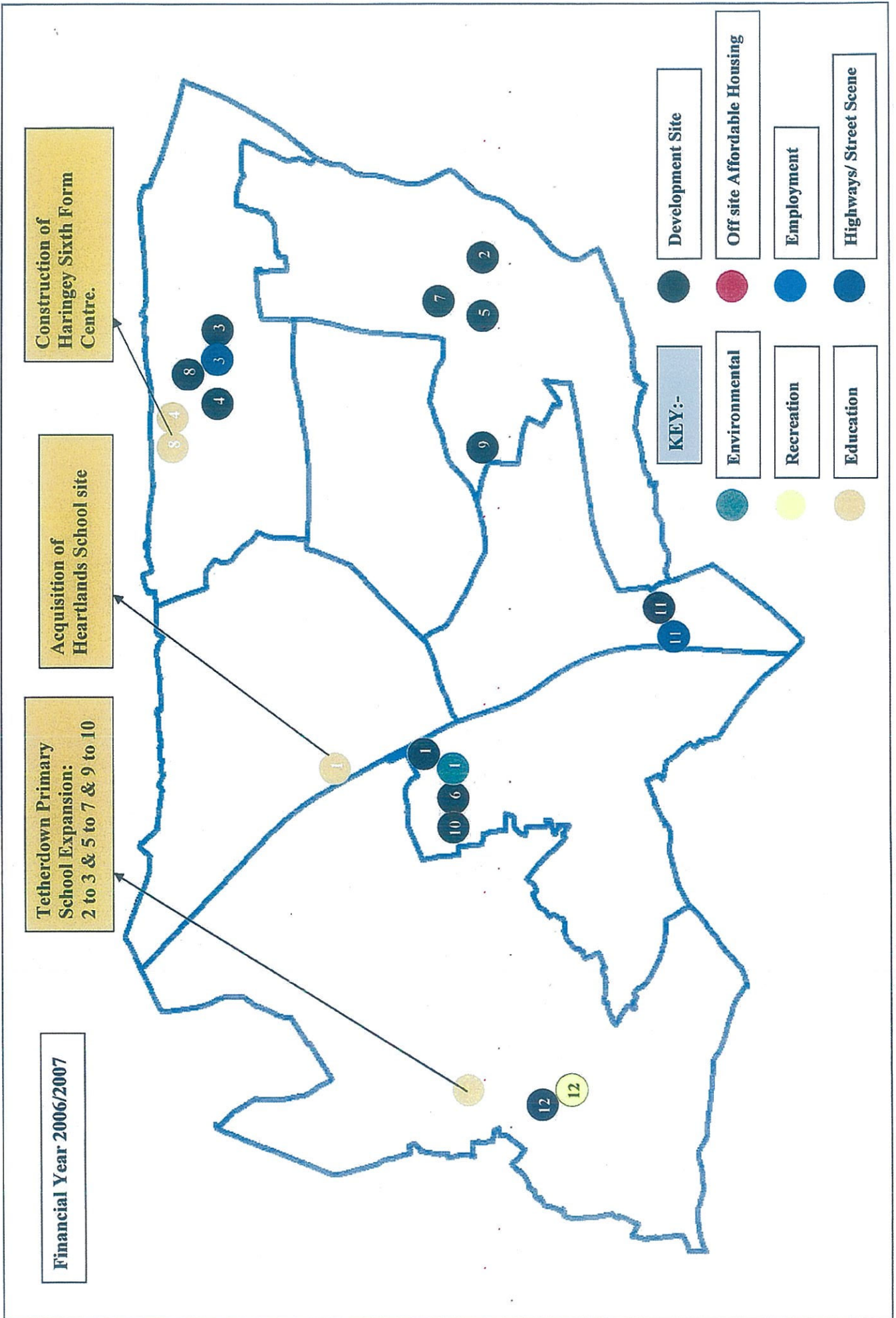


KEY:-

	Development Site
	Off site Affordable Housing
	Employment
	Highways/ Street Scene
	Environmental
	Recreation
	Education

FINANCIAL YEAR 2006-2007

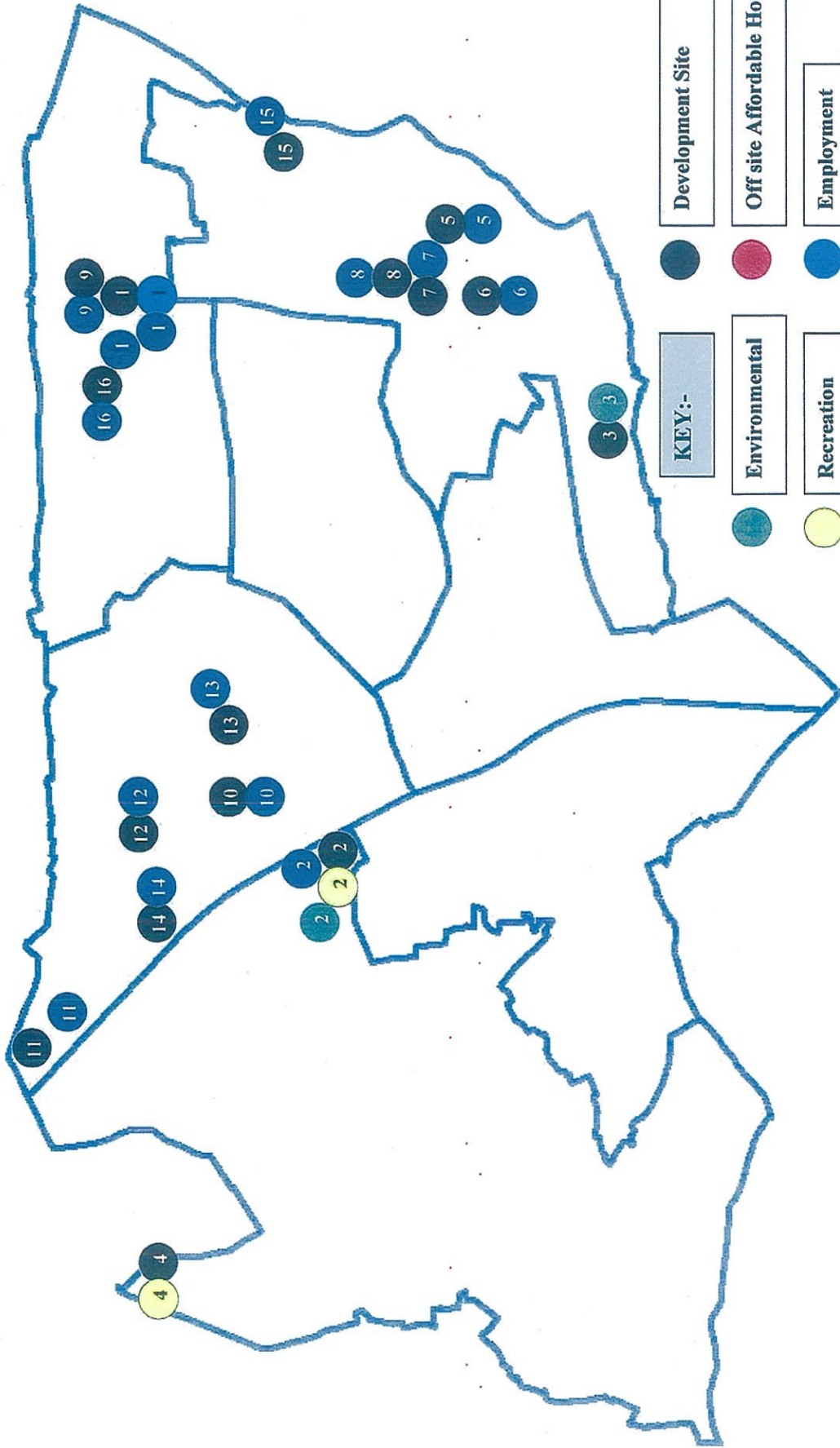
Map Reference Key	Year Signed	Site	Amount	What funds	Date Spent
1 (Education)	2002	Former HWW, High Street	1,000,000.00	Education	12.12.06
2 (Education)	2005-2006	143 Broad Lane	58,000.00	Education	20.10.06
3 (Education)	2005-2006	6-8 James Place, N17	63,312.80	Education	6.7.06
4 (Education)	2005-2006	Somerset Hall, White Hart Lane	154,000.00	Education	26.9.06
5 (Education)	2005-2006	r/o 31-33 Talbot Road	5,642.00	Education	6.7.06
6 (Education)	2005-2006	Block B, The Campsbourne	13,396.00	Education	6.7.06
7 (Education)	2005-2006	344 High Road, N17	53,485.16	Education	5.7.06
8 (Education)	2005-2006	Former Middlesex University, White Hart Lane	175,000.00	Education	20.12.06
9 (Education)	2006-2007	154 West Green Road	30,450.00	Education	6.7.09
10 (Education)	2006-2007	Block C, The Campsbourne	13,396.00	Education	15.7.06
1 (Environmental)	2002	Former HWW, High Street	50,000.00	Environmental	23.3.07
11 (Highways)	2002	Arena Estate, Green Lanes	25,000.00	Street Scene	16.1.07
3 (Highways)	2005-2006	6-8 James Place, N17	15,000.00	Street Scene	6.7.06
12 (Recreation)	2000-2001	The Builder Centre, Archway Road, N6	20,000.00	Recreation	18.12.06
Grand Total			1,676,681.96		



FINANCIAL YEAR 2007-2008

Map Reference Key	Year Signed	Site	Amount	Obligation type	Date Spent
1 (Employment)	2006-2007	691-693 High Road, N17	60,000.00	Employment	23.7.07
2 (Environmental)	2006-2007	HWW, Newland Road, N8	7,500.00	Environment	19.11.07
3 (Environmental)	2007-2008	381-481 Seven Sisters Road	10,000.00	Environment	24.1.08
4 (Recreation)	2005-2006	Lynx Depot Site	500,000.00	Recreation	31.3.08
2 (Recreation)	2006-2007	HWW, Newland Road, N8	2,000.00	Recreation	1.4.07
5 (Highways)	2005-2006	143 Broad Lane	70,000.00	Street Scene	16.10.07
6 (Highways)	2005-2006	278 High Road	14,000.00	Street Scene	16.10.07
7 (Highways)	2004-2005	280-296 High road	34,000.00	Street Scene	16.10.07
8 (Highways)	2005-2006	344 High Road	42,000.00	Street Scene	16.10.07
9 (Highways)	2004-2005	761-767 High Road	8,000.00	Street Scene	16.10.07
10 (Highways)	2006-2007	725-733 Lordship Lane	87,000.00	Street Scene	16.10.07
11 (Highways)	2004-2005	Former Middlesex University, Bounds Green	268,545.90	Street Scene	16.10.07
12 (Highways)	2003-2004	419 High Road & 2A Myddleton Road	10,000.00	Street Scene	16.10.07
13 (Highways)	2002	Land adj. Woodhall House, Lordship Lane	20,000.00	Street Scene	16.10.07
14 (Highways)	2005-2006	30 Palace Road	6,454.10	Street Scene	16.10.07
1 (Highways)	2006-2007	691-693 High Road, N17	50,000.00	Street Scene	16.10.07
1 (Highways)	2006-2007	691-693 High Road, N17	50,000.00	Street Scene	29.6.07
15 (Highways)	2005-2006	4 Marsh Lane	25,000.00	Street Scene	22.5.07
16 (Highways)	2005-2006	Former Middlesex University, White Hart Lane	155,000.00	Street Scene	21.5.07
2 (Highways)	2006-2007	HWW, Newland Road, N8	40,000.00	Street Scene	20.10.07
Grand Total			1,459,500.00		

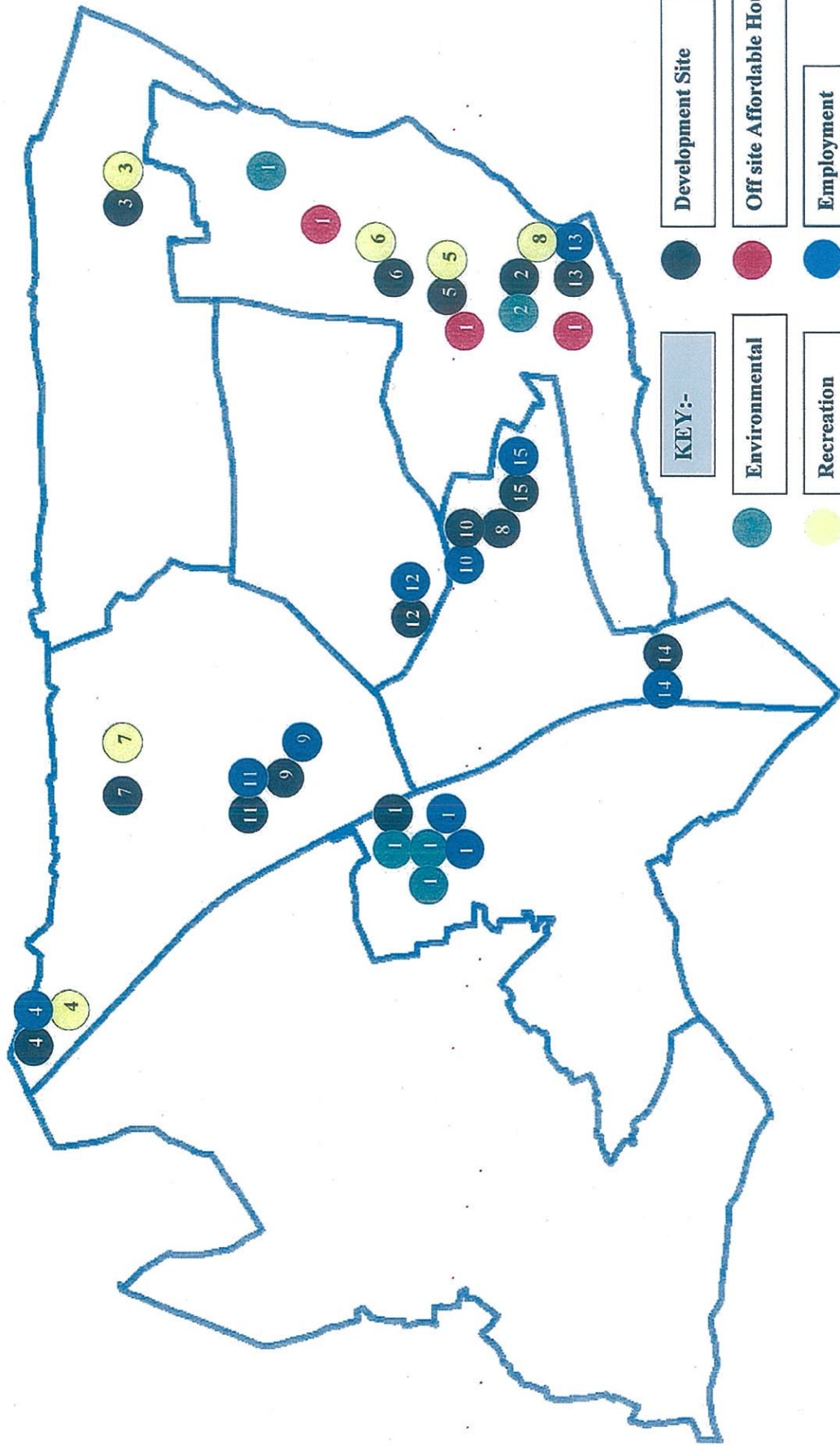
Financial Year 2007/2008



FINANCIAL YEAR 2008-2009

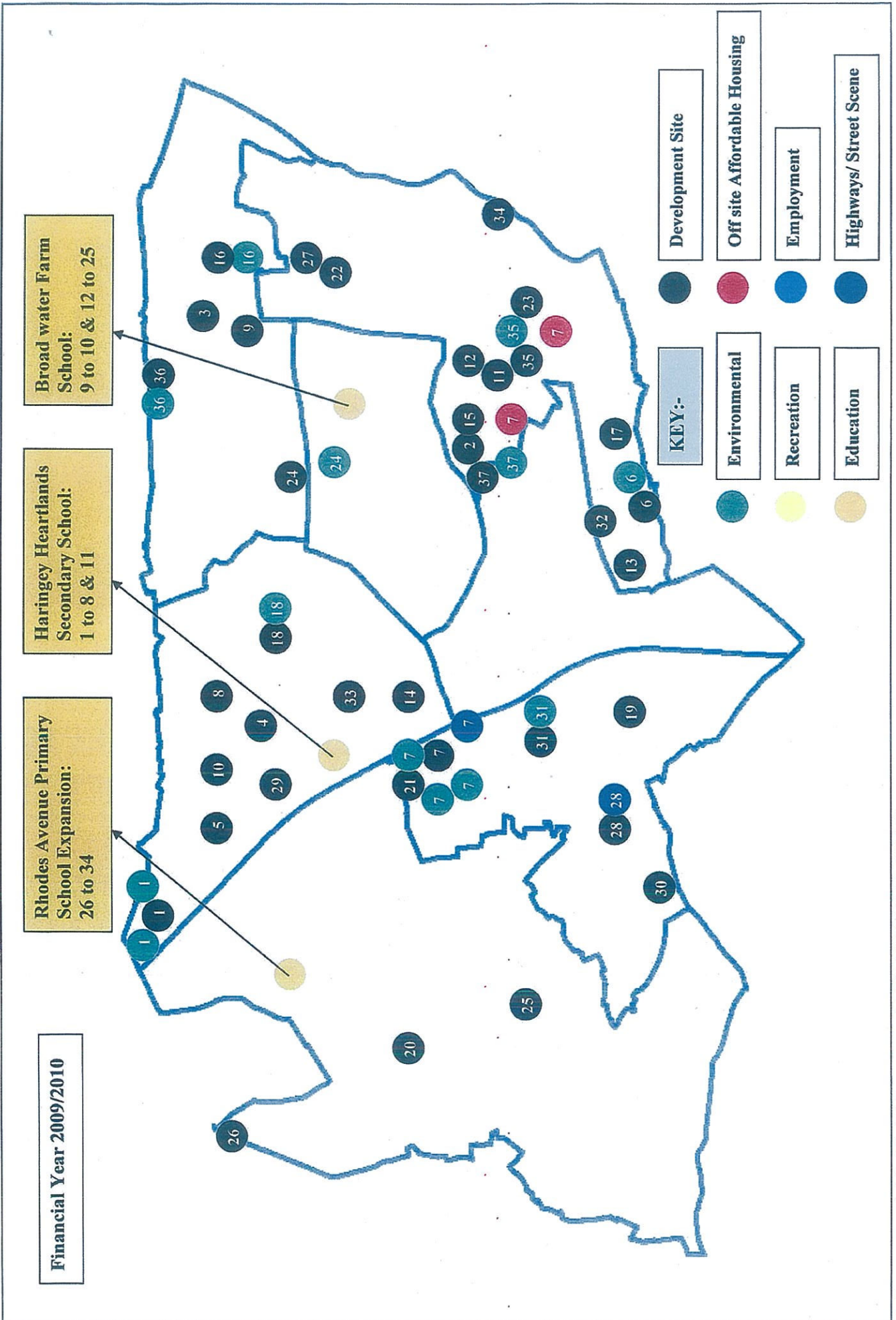
Map Reference Key	Year Signed	Site	Amount	What funds	Date Spent
1 (Affordable Housing)	2004-2005	Former Hornsey Waterworks, High Street, N8	20,000.00	Housing	1.11.08
1 (Affordable Housing)	2004-2005	Former Hornsey Waterworks, High Street, N8	90,000.00	Housing	1.11.08
1 (Affordable Housing)	2004-2005	Former Hornsey Waterworks, High Street, N8	600,000.00	Housing	1.11.08
1 (Environmental)	2002	Former Hornsey Waterworks, High Street, N8	102,000.00	Environment	1.11.08
1 (Environmental)	2004-2005	Former Hornsey Waterworks, High Street, N8	21,025.00	Environment	1.11.08
2 (Environmental)	2004-2005	Rangemoor & Herbert Road	30,000.00	Environment	17.6.08
3 (Recreation)	2003-2004	r/o Northumberland Park Hse, Northumberland Park	5,000.00	Recreation	4.9.08
4 (Recreation)	2004-2005	Former Middlesex University, Bounds Green	11,250.00	Recreation	4.9.08
5 (Recreation)	2005-2006	278 High Road, N17	6,204.22	Recreation	11.11.08
6 (Recreation)	2005-2006	344 High Road, N17	1,000.00	Recreation	11.11.08
7 (Recreation)	2004-2005	98 White Hart Lane	15,000.00	Recreation	24.10.08
8 (Recreation)	2006-2007	r/o 79-91 Kirkton Road	20,000.00	Recreation	21.7.08
1 (Environmental)	2002	Former Hornsey Waterworks, High Street, N8	298,000.00	Environment	1.7.08
1 (Environmental)	2004-2005	Former Hornsey Waterworks, High Street, N8	800,000.00	Environment	15.1.09
9 (Highways)	2004-2005	136a,b & c High Road, N22	50,000.00	Street Scene	26.1.09
10 (Highways)	2004-2005	Dagmar Arms, Cornwall Road	10,000.00	Street Scene	15.7.08
4 (Highways)	2004-2005	Former Middlesex University, Bounds Green	176,000.00	Street Scene	21.7.08
11 (Highways)	1999	Wood Green Shopping City	50,000.00	Street Scene	17.2.09
12 (Highways)	2002-2003	70 Milton Road	10,000.00	Street Scene	18.3.09
1 (Highways)	2002	Former Hornsey Waterworks, High Street, N8	75,000.00	Street Scene	1.11.08
1 (Highways)	2002	Former Hornsey Waterworks, High Street, N8	20,000.00	Street Scene	1.11.08
13 (Highways)	2004-2005	Grovelands Rd & Lemsford Road	40,000.00	Street Scene	15.7.08
14 (Highways)	2007-2008	Sainsbury's, Williamsons Road	97,000.00	Street Scene	26.1.09
15 (Highways)	2006-2007	103-149 Cornwall Road	5,000.00	Street Scene	17.2.09
Grand Total			2,552,479.22		

Financial Year 2008/2009



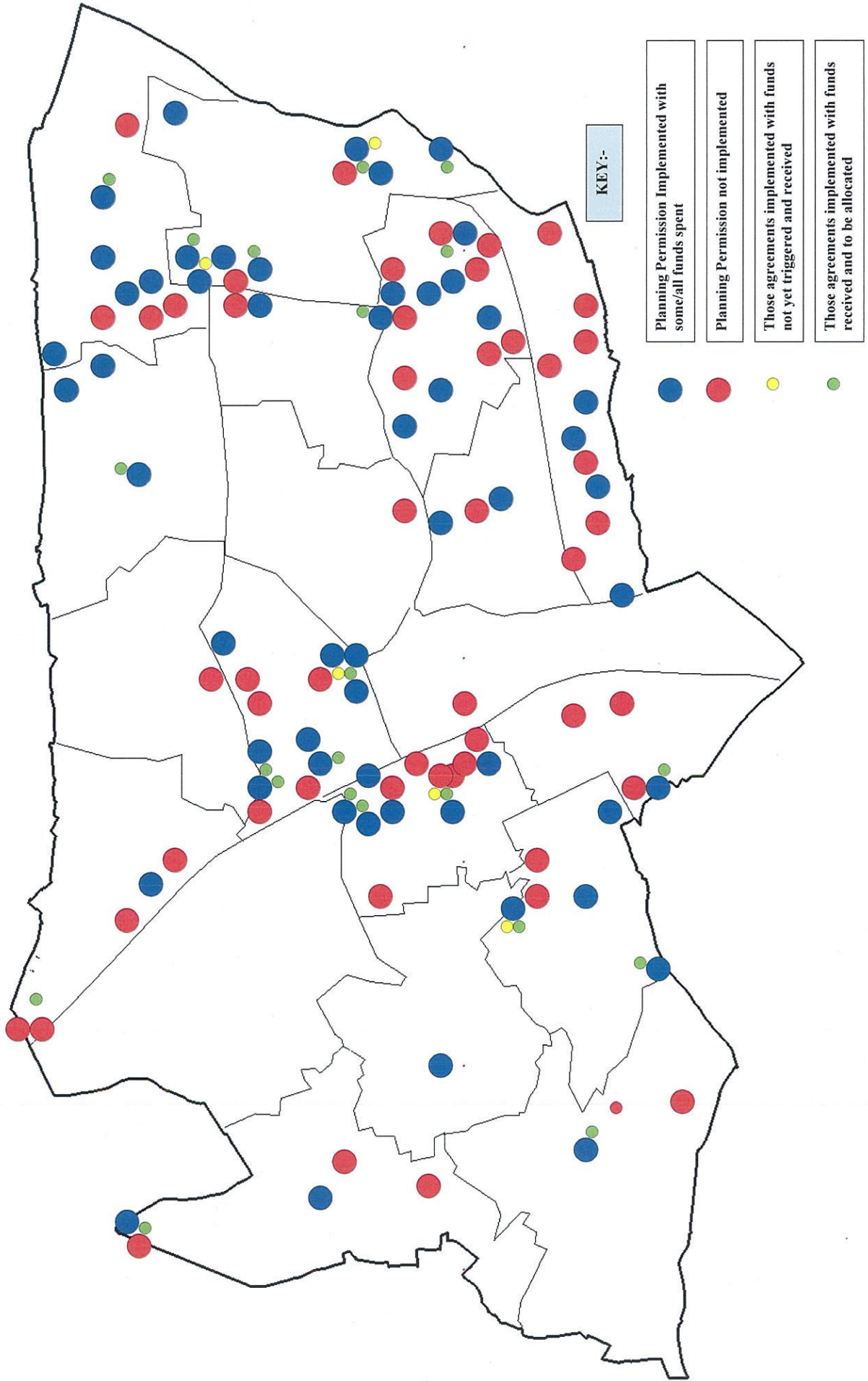
FINANCIAL YEAR 2009-2010

Map Reference Key	Year Signed	Site	Amount	What funds	Date Spent
1 (Education)	2004-2005	Former Middlesex University, Bounds Green Site, N11	170,000.00	Education	15.12.09
2 (Education)	2004-2005	1a Bedford Road	41,000.00	Education	15.12.09
3 (Education)	2004-2005	761-767 High Road, N17	12,089.07	Education	15.12.09
4 (Education)	2006-2007	725-733 Lordship Lane, N22	321,960.38	Education	15.12.09
5 (Education)	2005-2006	30 Palace Road, former Welsh Methodist Church, N11	4,835.90	Education	15.12.09
6 (Education)	2006-2007	21-29 Tewkesbury Road, N15	19,602.78	Education	15.12.09
7 (Education)	2002	Former Hornsey Waterworks, N8 - 2002	109,500.00	Education	15.12.09
8 (Education)	2004-2005	98 White Hart Lane, N22	10,000.00	Education	15.12.09
9 (Education)	2006-2007	691-693 High Road, N17	206,743.10	Education	15.12.09
10 (Education)	2003	12-14 Truro Road, N22 - 2003	23,000.00	Education	15.12.09
11 (Education)	2006-2007	79-91 Kirkton Road, N15	11,785.50	Education	15.12.09
12 (Education)	2006-2007	Land adj. to 48 Elizabeth Place, N15	15,264.89	Education	15.12.09
13 (Education)	2004-2005	3 Vale Terrace, N4	4,030.00	Education	15.12.09
14 (Education)	2006-2007	12-14 High Road & Whymark Hse	23,009.22	Education	15.12.09
15 (Education)	2006-2007	Units 2, 4 & 5, 103-149 Cornwall Road & Land adj. 2 Falmer Road, N15	71,237.41	Education	15.12.09
16 (Education)	2007-2008	159 Park Lane, N17	10,644.67	Education	15.12.09
17 (Education)	2007-2008	381-481 Seven Sisters Road, N15	298,098.00	Education	15.12.09
18 (Education)	2007-2008	591 Lordship Lane, N22	34,458.00	Education	15.12.09
19 (Education)	2007-2008	Womersley Hse, Womersley Rd, N8, Dickenson Hse, Dickenson Rd, N8	23,656.86	Education	15.12.09
20 (Education)	2006-2007	72-74 Twyford Avenue, N2	100,000.00	Education	15.12.09
21 (Education)	2007-2008	42-48 Newland Road, N8 (Land r/o)	95,000.00	Education	15.12.09
22 (Education)	2005-2006	Silver Industrial Estate, Reform Row, N17	98,952.10	Education	15.12.09
23 (Education)	2007-2008	Garages at 1-4 Harold Rd & 15-44 Newton Road, N15	66,500.00	Education	15.12.09
24 (Education)	2004-2005	339 Lordship Lane, N17	10,000.00	Education	15.12.09
25 (Education)	2007-2008	1-4 Connaught House, Connaught Gdns, N10	107,458.21	Education	15.12.09
26 (Education)	2005-2006	Lynx Depot, Coppetts Road, N10	264,081.00	Education	15.12.09
27 (Education)	2007-2008	r/o 2-70 Dowsett Road, N17 - 2nd Agreement	50,000.00	Education	15.12.09
28 (Education)	2006-2007	40 Coleridge Road	101,070.00	Education	15.12.09
29 (Education)	2005-2006	2A Brabant Road, N22	65,000.00	Education	15.12.09
30 (Education)	2007-2008	Roden Court, 113-115 Hornsey Lane, N6	100,000.00	Education	15.12.09
31 (Education)	2007-2008	Albert Works, Spencer Road, N8	10,000.00	Education	15.12.09
32 (Education)	2007-2008	r/o 242-274 Hermitage Road, N4	130,000.00	Education	15.12.09
33 (Education)	2007-2008	120-128 Mayes Road, N22 (2nd agreement)	27,900.00	Education	15.12.09
34 (Education)	2007-2008	The Narrow Boat PH & 146-152 Reedham Close, N17	180,000.00	Education	15.12.09
7 (Affordable Housing)	2004-2005	Former Hornsey Waterworks, High Street, N8	35,000.00	Housing	27.7.09
7 (Affordable Housing)	2004-2005	Former Hornsey Waterworks, High Street, N8	180,000.00	Housing	5.8.09
24 (Environmental)	2004-2005	339 Lordship Lane, N17	12,500.00	Environment	26.5.09
35 (Environmental)	2004-2005	Land on corner of Rangemoor Road & Herbert Road, N15	22,000.00	Environment	25.7.09
16 (Environmental)	2007-2008	159 Park Lane, N17	10,000.00	Environment	25.7.09
1 (Environmental)	2004-2005	Former Middlesex University, Bounds Green Site, N11	24,000.00	Environment	18.6.09
6 (Environmental)	2006-2007	21-29 Tewkesbury Road, N15	13,000.00	Environment	24.7.09
36 (Environmental)	2005-2006	Three Compasses Public House, Queens Street, N17	12,300.00	Environment	6.8.09
1 (Environmental)	2004-2005	Former Middlesex University, Bounds Green Site, N11	8,055.75	Environment	15.10.09
37 (Environmental)	2006-2007	154 West Green Road, N15	10,000.00	Environment	9.12.09
18 (Environmental)	2007-2008	591 Lordship Lane, N22	10,000.00	Environment	9.12.09
31 (Environmental)	2007-2008	Albert Works, Spencer Road, N8	1,800.00	Environment	9.12.09
7 (Environmental)	2002	Former Hornsey Waterworks, N8 - 2002	25,000.00	Environment	10.7.09
7 (Environmental)	2004-2005	Former Hornsey Waterworks, High Street, N8	16,112.00	Environment	14.9.09
7 (Environmental)	2004-2005	Former Hornsey Waterworks, High Street, N8	71,888.00	Environment	07.7.09
28 (Highways)	2006-2007	40 Coleridge Road	20,000.00	Street Scene	4.2.10
7 (Highways)	2002	Former Hornsey Waterworks, N8 - 2002	75,000.00	Street Scene	7.12.09
GRAND TOTAL			3,363,532.84		



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Appendix 3: Status of Section 106 agreements for Financial Year 2005-2010



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FORTIS GREEN WARD

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation	Other
HGY/2004/1943	The Lynx Site, Coppetts Way, N10	15-Dec-05		40					Yes	50,000.00			
			£0.00	40	£0.00	£0.00	£0.00	£0.00	£0.00	£50,000.00	£0.00	£0.00	0

£50,000.00 Total s106 contributions received and to be allocated to Service and expended

HIGHGATE WARD

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation	Other
HGY/2007/2487	426-428 Archway Road, N6	21-Jan-08			64,000.00				Yes	15,000			
			£0.00	0	£64,000.00	£0.00	£0.00	£0.00	£0.00	£15,000.00	£0.00	£0.00	0

£79,000.00 Total s106 contributions received and to be allocated to Service and expended

CROUCH END WARD

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation	Other
HGY/2009/0219	Former Homsey Central Hospital, Park Road, N8	10-Feb-10			145,600.81					75,000.00			
					£145,600.81	£0.00	£0.00	£0.00		£75,000.00		£0.00	0

£145,600.81 Total S106 contributions from agreements implemented but some or all of those obligations have not been triggered and received

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation	Other
HGY/2007/2509	Roden Court, 113-115 Homsey Lane, N6	26-Feb-08							Yes	50,000			
HGY/2009/0219	Former Homsey Central Hospital, Park Road, N8	10-Feb-10			145,600.81					75,000.00			
				£0.00	£145,600.81	£0.00	£0.00	£0.00		£125,000.00	£0.00	£0.00	0

£270,600.81 Total s106 contributions received and to be allocated to Service and expended

HORNSEY WARD

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation	Other
HGY/2008/1643	158 Tottenham Lane, N8	31-Mar-09			96,408.00				Yes	£0.00	£0.00	£0.00	0
					£96,408.00	£0.00	£0.00	£0.00		£0.00	£0.00	£0.00	0

£96,408.00 Total S106 contributions from agreements implemented but some or all of those obligations have not been triggered and received

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation	Social Infrastructure fund
HGY/2002/0245	Former Hornsey Waterworks, New River Village, N8	01-Nov-02											1,000,000.00
HGY/2007/1518	Land r/o 42-48 Newland Road, N8	19-Oct-07		12				5,000	Yes				
HGY/2008/1643	158 Tottenham Lane, N8	31-Mar-09						10,000.00	Yes				
				£0.00	12	£0.00	£0.00	£0.00	£15,000.00	£0.00	£0.00	£0.00	1,000,000.00

£1,015,000.00 Total s106 contributions received and to be allocated to Service and expended

BOUNDS GREEN WARD

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation	Other
HGY/2004/1645	Former Middlesex University, Bounds Green, N11	11th March 2005						12,148					
			£0.00	0	£0.00	£0.00	£0.00	£0.00	£12,148.35	£0.00	£0.00	0	0.00

£12,148.35 Total s106 contributions received and to be allocated to Service and expended

NOEL PARK WARD

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation	Other
HGY/2005/2228	Land r/o 14 High Road & adjacent to 1 Whyham Avenue, N22	20-Apr-06			23,909.57								
					£23,909.57	£0.00	#REF!	£0.00	£0.00	£0.00	£0.00	0	0.00

£23,909.57 Total S106 contributions from agreements implemented but some or all of those obligations have not been triggered and received

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation/Op en Space	Other
HGY/2005/0822	2A Brabant Road, N22	23-Mar-06						42,000.00	Yes				
HGY/2005/1896	725-733 Lordship Lane, N22	31-May-06		42					Yes	25,000.00		43,500.00	Commercial space as health centre offer to PCT for a period of 2 years
HGY/2007/2036	120-128 Mayes Road, N22	20-Dec-07								15,000			Car-free
			£0.00	42	£0.00	£0.00	£0.00	£42,000.00		£40,000.00		£0.00	43,500
													0.00

£125,500.00 Total s106 contributions received and to be allocated to Service and expended

WHITE HART LANE WARD

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation/Op en Space	Other
HGY/2007/1341	Hesta Annexe, (r/o 34-52 Gt. Cambridge Rd) White Hart Lane, N17	27-Sep-07		23	85,084.35				Yes	50,000			
HGY/2006/1309	1-3 High Road, N22	08-May-07			33,639.09				Yes				750.00
			£0.00	23	£118,723.44	£0.00	£0.00	£0.00		£50,000.00		£0.00	0
													750.00

£169,473.44 Total s106 contributions received and to be allocated to Service and expended

TOTTENHAM GREEN WARD

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation/Op en Space	Recreation/Op Other
HGY/2004/2366	Corner of Rangemoor road and Herbert road	01-Jan-05						8,000.00					
			£0.00		£0.00	£0.00	£0.00	£8,000.00		£0.00		0	0.00

£8,000.00 Total s106 contributions received and to be allocated to Service and expended

BRUCE GROVE WARD

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation/Op en Space	Recreation/Op Traffic managemnt order
HGY/2009/0159	The Swan PH, 363 High Road, N17	01-Jul-09											1,000.00
			£0.00		£0.00	£0.00	£0.00	£0.00		£0.00		0	1,000.00

£1,000.00 Total s106 contributions received and to be allocated to Service and expended

TOTTENHAM HALE WARD

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Traffic Mgt Order - car-free develop.	Street Scene	Recreation	Other
HGY/2006/1177	Hale Village, Ferry Lane, N17	09-Oct-07		322		1,000,000		5,000,000	Yes		1,770,000		Construction Web, Health Care Centre, Travel Plan, Design Code, Estate Mgt. Scheme, Local Labour, Construction Mgt., Env. Sustainability
HGY/2007/2245	659-660 High Road, N17	22-May-08	6,480.00	13	166,000.00					1,000.00	50,000.00		
			£ 6,480.00	325	£ -	£ 1,000,000.00	£ -	£ 5,000,000.00		£1,000.00	£ 1,820,000.00	£ -	

£ 7,827,480.00
 Total s106 contributions from agreements implemented but some or all of those obligations have not been triggered and received

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation/Op en Space	Other
HGY/2007/2414	The Narrow Boat PH & 146-152 Reedham Close, N17	19-Mar-08		16				15,000	Yes				Provision of Temporary Shop, Provision of Car Club
HGY/2005/1814	Silver Industrial Estate, Reform Row, N17	23-Dec-05		25				10,000.00	Yes				
HGY/2004/2237	28-39 Bronhill Terrace, Lansdowne Road, N17	06-Oct-05						25,000.00					
HGY/2005/1447	Tottenham Hale Retail Park, Broad Lane, N15	26-Oct-05						15,000.00					Env. Monies to be spent within the Tottenham Hale Masterplan area
			£0.00	41	£0.00	£0.00	£0.00	£65,000.00		£0.00	£0.00	£0.00	0

£65,000.00 Total s106 contributions received and to be allocated to Service and expended

NORTHUMBERLAND PARK WARD

Planning Application No.	Site Address	Date S106 Signed	Admin & Monitoring	Affordable Housing Units	Education Pool	Education Assoc. with develop.	Env. Pool	Env. Assoc. with develop.	Considerate Contractor Scheme	Street Scene	Employment	Recreation/Op Other en Space
HGY/2009/1447	Garage Colony, Waverley Road, N17	20-Nov-09		12	96,500.00				Yes	25,000.00		
			£0.00	12	£96,500.00	£0.00	£0.00	£0.00	£0.00	£25,000.00	£0.00	0
												0.00

£121,500.00 Total s106 contributions received and to be allocated to Service and expended

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Supplementary Planning Guidance (SPG) Planning Obligations

SPG 10a The Negotiation, Management and Monitoring of Planning Obligations (Adopted 2006)

1. INTRODUCTION

- 1.1 In negotiating, managing and monitoring planning obligations the Council have particular regard to ODPM Circular 05/2005, the London Plan (February 2004), Draft Further Alterations to the London Plan (Sep 2006), and Haringey's Unitary Development Plan (2006).
- 1.2 Planning guidance is provided on the following:
- Purpose of this guidance.
 - Definition of planning obligations.
 - Types of contribution.
 - Seeking and negotiating planning obligations.
 - Policy framework.
 - Procedures for negotiating planning obligations.
 - Content of a planning obligation.
 - Implementation, monitoring and enforcement of planning obligations.
 - Monitoring.
 - Enforcement.

2. PURPOSE OF THIS GUIDANCE

- 2.1 This guidance provides a general overview for planning obligations, the procedures involved and matters that may be included in a planning obligation. Clarifying the use of planning obligations provides an indication of what the Council may expect from developers and therefore a better framework for discussion. More detail on specific types of planning obligations is contained in the following supplementary planning guidance and codes of practice;-

SPG 10b: Affordable Housing.

SPG 10c: Educational Needs Generated by New Housing.

SPG 10d: Open Space.

SPG 10e: Improvements to Public Transport Infrastructure and Services.

Code of Practice Note 1: Employment and Training.
Code of Practice Note 2: Health.

3. DEFINITION OF PLANNING OBLIGATIONS

- 3.1 The power to enter into a planning obligation is contained in section 106 of the Town and Country Planning Act 1990 as substituted by the Planning and Compensation Act 1991. ODPM Circular 05/2005, on 'Planning Contributions', clarifies the basis on which planning obligations should be assessed for their acceptability on policy terms and gives guidance on the process of securing obligations. It replaces Department of Environment Circular 1/97.
- 3.2 There are three types of obligation, a planning agreement between the developer and the local authority, a unilateral undertaking by the developer or a tri-party agreement between Haringey, the developer and an adjoining borough (s). Unilateral undertakings are mainly used by developers at planning appeals in order to overcome objections to a proposal. A tri-party agreement may be required because major developments on sites adjoining or in close proximity to borough boundaries may have cross-boundary impacts. Such agreements would specify each Borough Council's responsibilities.
- 3.3 A planning obligation can be used in the following ways:
- i. To prescribe the nature of the development to achieve planning objectives.
 - ii. To mitigate the impact of a development.
 - iii. To compensate for loss or damage caused by a development.
- 3.4 The purpose of planning obligations is to enable any adverse impacts of a development to be offset, to enhance the physical environment or to contribute towards local facilities. Where a development creates a need for extra facilities, for example new housing may create a need for extra school places and health facilities, it is reasonable to ask developers to provide or contribute towards the provision of such facilities. It is only acceptable to ask if it would be wrong to allow the development without these facilities. Planning obligations can also be used to overcome difficulties that a development would create. For example a development may result in the loss of open space and therefore it may be reasonable to require the replacement of the open space. Obligations may also be used to improve infrastructure such as new public transport routes, access roads or improved measures for cyclists / pedestrians. All obligations are intended to benefit the local community.
- 3.5 Planning obligations run with the land so they may be enforced against both the original covenantor and against anyone acquiring an interest in the land from him/her unless the agreement specifies to the contrary.

4. TYPES OF CONTRIBUTION

4.1 Contributions may either be in kind or in the form of a financial contribution. In the case of financial contributions, payments can be made in the form of a lump sum or an endowment, or, if beneficial to all parties and not unduly complex, as phased payments over a period of time, related to defined dates, events and triggers.

A. Maintenance Payments

A.1 Where contributions are secured through planning obligations towards the provision of facilities which are predominately for the benefit of the users of the associated development, it may be appropriate for the developer to make provision for subsequent maintenance. Such provision may be required in perpetuity, although generally where an asset is intended for wider public use, the costs of subsequent maintenance and other recurrent expenditure associated with the developers contribution is normally borne by the authority in which the asset is vested. For example, this may apply to the provision of public open space and health facilities.

A.2 Where contributions to the initial support (“pump priming”) of new facilities are necessary, these should reflect the time lag between the provision of the new facility and its inclusion in public sector funding streams, or its ability to recover its own costs in the case of privately-run bus services, for example. This should be time-limited and not be required in perpetuity by planning obligations.

B. Pooled Contributions

B.1 Where the combined impact of a number of developments creates the need for infrastructure, it may be reasonable for the associated developers’ contributions to be pooled, in order to allow the infrastructure to be secured in a fair and equitable way. Pooling can take place between Haringey and other local authorities where there is a cross-authority impact. There will be clear audit trail between the contribution made and the infrastructure provided.

B.2 In some cases, individual developments will have some impact but not sufficient to justify the need for a discrete piece of infrastructure. Here, Haringey may seek contributions to specific future provision where need for such can be demonstrated. In such cases, spare capacity in existing infrastructure provision will not be credited to earlier developers.

B.3 In cases where an item of infrastructure necessitated by the cumulative impact of a series of developments is provided by Haringey or another body before all the developments have come forward, the later developers may be required to contribute the relevant proportion of the

costs. In such cases the need for the infrastructure and the proportionate contributions to be sought will be set out in advance, for example in the form of other supplementary planning policy guidance, area planning briefs or codes of practice.

B.4 In the event that contributions are made towards specific infrastructure provision but the infrastructure is not provided within an agreed timeframe, arrangements will be made for contributions to be returned to developers.

C. Formulae and Standard Charges

C.1 Formulae and standard charges are quantitative indications of the level of contribution likely to be sought by a local planning authority, through a planning obligation, towards the provision of infrastructure that is necessitated by a new development. Haringey will employ formulae and standard charges where appropriate, as part of the framework for negotiating and securing planning obligations. These will help speed up negotiations, and ensure predictability, by including the likely size and type of some of the contributions in advance. They will also help promote transparency by making figures public and assist in accountability in the spending of monies. Standard charges and formulae will reflect the actual impact of the development and will not be applied in blanket form regardless of actual impact. For example, where appropriate and necessary these will be used to calculate the contributions in respect of the provision of education and health facilities.

5. SEEKING AND NEGOTIATING PLANNING OBLIGATIONS

A. Policy Framework

A.1 National Government Guidance

A.2 The requirement of planning obligations is underpinned by section 106 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation act 1991. Circular 05/2005 'Planning Obligations' provides the relevant planning guidance. The Circular states that planning obligations are private agreements negotiated, usually in the context of planning applications, 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.

A.3 The Guidance states that planning obligations must only be sought where they meet all of the following test:

- 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
- and are reasonable in all other respects.

A.4 Planning obligations will be used to:

- Prescribe the nature of the development to achieve planning objectives.
- Ensure there is satisfactory infrastructure to allow the development to proceed; and
- Offset the relevant adverse impacts on the environment, local economic conditions, education, health, social, recreational and community facilities that may arise from development, where the development might otherwise have been refused.

A.5 The use of planning obligations must be governed by the fundamental principle that planning permission must not be sought or sold.

A.6 **The London Plan 2004 and Draft further Alterations to the London Plan, September 2006**

A.7 The London Plan is currently being reviewed. The proposed changes are set out in the London Plan Further Alterations. Revised **Policy 3A.15 Protection and enhancement of social infrastructure and community facilities** states;-

Policies in DPDs should assess the need for social infrastructure and community facilities in their area, and ensure that they are capable of being met wherever possible. These needs include primary healthcare facilities, children's play and recreation facilities, services for young people, older people and disabled people, as well as libraries, sports and leisure facilities, open space, schools, nurseries and other childcare provision, training facilities, fire and police station, community halls, meeting rooms, places of worship and public toilets. Adequate provision for these facilities is particularly important in major areas of new development and regeneration.

Policies should seek to ensure that appropriate facilities are provided within easy reach by walking and public transport of the population that use them. The net loss of such facilities must be resisted and increased provision be sought, both to deal with the increased population and to meet existing deficiencies.

The Mayor will and boroughs should have regard to the additional guidance in the SPG on 'Meeting the spatial needs of London's diverse population'.

A.8 **Haringey Unitary Development Plan**

- A.9 Haringey's Unitary Development Plan was adopted on 17th July, 2006 and includes the following policy;-.

Policy UD8 PLANNING OBLIGATIONS

The Council, where appropriate, will enter into planning agreements under section 106 of the Town and Country Planning Act. Such agreements will be used to:

- a) **offset the relevant adverse impacts that might arise as a result of the development including those on the environment, transport, local economic conditions, social, recreational, health, educational, emergency services, and community facilities that may arise from development; and**
 - b) **overcome problems associated with a development proposal where planning conditions would not be suitable.**
- A.10 The paragraphs below set out a framework for the use of planning obligations, including when the Council would seek planning obligations, what matters are most likely to be included within an obligation and the procedures involved. This provides a clear indication for developers as to what the Council would expect in certain cases.
- A.11 In Haringey, the Council, where appropriate, will seek planning obligations from development proposals under section 106 of the Town & Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 and Circular 05/2005 'Planning Obligations'
- A.12 The Council will assess each application individually and on its merits to determine if a planning obligation is needed and what matters it should address. All planning obligations sought will meet the tests set out above and as specified in ODPM Circular 05/2005. Where it is decided that a planning obligation is necessary the Council will fully justify their reasons for seeking an obligation.
- A.13 The Council will ensure that a section 106 agreement will only be entered into where planning conditions cannot be used to overcome problems associated with a development proposal. Where appropriate conditions will be used. The table below shows types of benefits the Council wishes to secure from different types of development. This is not an exhaustive list but indicates the types of benefits to be sought in appropriate circumstances:

Obligation Type	Type of Development
<u>Development and Urban Design</u>	
Adoption of travel plans (which may include setting up car clubs).	Employment/Retail/Education/Health/ Leisure
Improvements to signage and street furniture.	General
<u>Environment</u>	
Improvements to the environment near to the development.	General
Provision of defined environmental infrastructure.	General
Provision of flood attenuation measures.	General
Provision of sustainable urban drainage systems.	General
Provision of recycling facilities.	General
<u>Housing</u>	
Provision of affordable and special needs housing.	Residential
Restricting the occupation of affordable and special needs housing to people falling within particular categories of need.	Residential
Restricting the occupation of private sector hostels to those on the Council's housing list.	Residential
<u>Employment</u>	
Employment training schemes.	Major development
Measures ensuring local access to new jobs created.	General
Loss of employment – employees, land &, or floor-space.	General
<u>Education</u>	
Education provision in areas where a shortage of school places exists or where development will create a shortage.	Residential
<u>Health</u>	
Providing for health needs of new population – revenue and capital cost.	Residential
<u>Town Centres and Retailing</u>	

Obligation Type	Type of Development
Contributions to town centre management.	Retail / Leisure / Employment / Community Facilities
<u>Movement</u>	
Improvements to public transport, including new-build facilities e.g. bus stands, bus priority measures.	Employment / Retail / Development.
Funding of additional/extended new bus services for specified periods.	Development in areas of low priority
Rail improvements including contributions towards station enhancements.	Employment/retail/health/leisure/major new developments
Improvements to cycling and pedestrian routes and facilities.	General
Provision of off site traffic improvements such as traffic calming/management and highway safety schemes.	General
Parking measures such as: <ul style="list-style-type: none"> • Provision of off-street parking in the development or elsewhere. • Management of off-street parking in compliance with policy. • Contribution to introduction or maintenance of control of on-street parking. 	General
<u>Open Space</u>	
Provision of new areas of open space or wildlife habitats or improvements to the access to existing open space.	Major new development
Contribution to future upkeep and replacement of open space or community facilities.	General
Retain, replace and enhance areas of open space, natural habitats and trees.	General
Protect or reduce harm to designated sites of nature conservation.	General
Carrying out archaeological investigations or excavations.	General
<u>Community Wellbeing</u>	
Provision of health facilities.	Major new development
Provision of community facilities.	Major new development
Provision of crèches/nurseries related to the need of the workforce.	Employment / Tourism / Leisure / Education / Health / Retail

Obligation Type	Type of Development
<u>Miscellaneous</u>	
Cost recovery for negotiation, implementation & monitoring of s106 Agreements.	General
Provision of public conveniences.	General
Provision of public art.	General
Securing an acceptable balance of uses.	Mixed use developments

Table 1: List of planning obligations

- A.14 The above table is not an exhaustive list and any obligations necessary will depend on the planning application in hand. In certain circumstances, where the need arises it may be necessary to seek contributions not listed above. In the case of major individual sites suitable for redevelopment any planning obligations deemed necessary will be set out in planning briefs.
- A.15 For key regeneration sites in the Borough the necessity and type of planning obligations will be monitored by the Council's Strategic Sites & Projects Group. This group brings together the key officers in the Council with a role in relation to key sites. As appropriate major schemes negotiations will be reported to the relevant Council Committees and have regard to commercial confidentiality.
- A.16 Where appropriate the Council will prioritise planning benefits taking into account the Council's priorities as set out in the Community Strategy, which are:
- Improve services - *provide modern, high quality, accessible services for everyone who needs them, particularly health and social care.*
 - Narrow the gap- *improving the most deprived neighbourhoods.*
 - Create safer communities – *create safe and confident communities with less fear of crime and the ability to prevent crime and resist committing crimes.*
 - A Better Environment – *creating a cleaner, greener environment with better transport and leisure opportunities.*
 - Education - *raise achievement in education and create opportunities for life long learning.*
- A.17 The Council has developed Codes of Practice in accordance with paragraph 32 of Circular 5/05 and chapter 4 of the Practice Guidance so as to improve Speed, Predictability, Transparency and Accountability. The Codes of Practice regarding (1) Employment and Training and (2) Health relate to Council priorities in the Community Strategy.

B. Procedures for Negotiating Planning Obligations

- B.1 If planning obligations are considered necessary to allow a particular development proposal to go ahead then the planning officer will raise this with the applicant as soon as possible. Pre-application discussions are strongly encouraged but where these do not occur negotiations will take place as soon as possible after the planning application has been submitted.
- B.2 The case officer will be the main point of contact for negotiations. It will be the case officer's responsibility to discuss with other services (such as housing/education) what requirements if any they consider necessary. The case officer will then enter into negotiations with the applicant over the need for a planning obligation and the matters it should address. The case officer will normally conduct all negotiations unless a legal representative is needed to discuss a point of law.
- B.3 The planning application will be submitted to the Planning Applications Sub-Committee with a resolution to grant planning permission subject to a Section 106 agreement being entered into. The report to the Sub-committee will include the draft agreed heads of term as recommended by the Nolan Report "Standards in Public Life" 1997. The Council's legal service will normally only be instructed to draw up the planning obligations once a resolution to grant planning permission has been made by Sub-Committee.
- B.4 When the planning obligation is finalised all relevant parties must sign the document. The decision notice granting planning permission will only be released when the agreement has been agreed, completed and sealed. A copy of the agreement will be placed on the Council's planning register. It should be noted that depending on the nature and complexity of the case it can take a considerable time to reach final agreement on the detailed terms of the agreement, and developers are asked to ensure that sufficient time and resources are made available in their programme. The Council will endeavour to deal with agreements as expeditiously as possible. Any significant changes to the heads of terms of any agreement will require re-submission to the Planning Applications Sub-Committee.
- B.5 The agreement will usually come into force when the planning permission is implemented, i.e. when the development commences. The start of development is defined as the date on which any material operation connected to the development starts such as the digging of foundations or the laying out of a road. This is in accordance with section 56 of the Town & Country Planning Act 1990. Occasionally it is necessary to provide for specific obligations to come into force prior to or after the start of the development.

C. Content of a Planning Obligation

- C.1 A valid planning obligation must include:
- identification of the land involved.
 - identification of the person entering the agreement and their interest in the land.
 - identification of the authority who will enforce the obligation.

The planning obligation will also include:

- description of the development.
- the type and amount of obligations the developer has agreed to, which may be in the form of actual works or financial contributions.
- a trigger(s) for when the benefits should be provided.
- if financial requirements are provided the agreement may state a time limit within which the money should be committed.
- definitions of terms used within the agreement.
- provision for the legal costs of drafting the agreement to be met.
- provision for the monitoring costs to be met.

6. IMPLEMENTATION, MONITORING AND ENFORCEMENT OF PLANNING OBLIGATIONS

6.1 Planning obligations will normally be expected to be paid prior to or upon commencement of development, once planning permission is implemented. Most agreements provide that at this point financial contributions should be paid to the council and any physical works should commence. However, in some cases the obligation may state that payments should be phased and paid during various stages during the development. Trigger dates for the payment of monies will be included in agreements, as well as any time periods by which the contribution is to be committed. Such cases will need closer monitoring to ensure that all payments have been made over the agreed period. It is important that planning obligations are logged, monitored and accounted for in order to provide information for interested parties on the outcome of any agreement. This will help to ensure that the process is open and fair.

6.2 The Council has introduced arrangements to ensure detailed management and monitoring of planning obligations. The procedures for monitoring and enforcement are set out below.

A. Monitoring

A.1 When a planning obligation has been signed and a decision notice issued, copies will be sent to the monitoring officer. The monitoring officer will enter information relating to the planning obligation into a database for the purposes of monitoring. The system will record information such as:

- A reference number.
- Address.

- Description of development.
- Planning obligation heads of term.
- Amount of financial contribution.
- Date development started.
- Date money received.
- Date money committed.
- Date works completed.

- A.2 The monitoring officer will liaise with building control and development control, and carry out site visits to determine whether developments that have a planning obligation attached to them have started. Site visits will also be conducted as appropriate to ensure that the developer carries out any physical works required by the planning obligation. Where financial contributions are made the monitoring officer will liaise with the Council's Planning, Environmental Policy and Performance's finance section, to ensure that monies have been received and paid into a planning obligations account. A specific code will be set up relating to each planning obligation to enable the money to be tracked. The monitoring officer will ensure that services for which the money is intended are aware that the money has arrived and of any time limits within which the money must be committed. Some planning obligation agreements require that if financial contributions are not committed within the specified time period then the Council will refund the developer with interest, so the monitoring officer will be proactive in seeking the completion of relevant projects. To obtain the money to complete the agreed works the relevant Council Service will first provide a description of the proposed works in keeping with the agreement before money is released from the account. This will ensure that money was spent on what was agreed in the planning obligation. The monitoring officer will keep copies of all receipts and records relating to a planning obligation to aid monitoring. In this way the monitoring officer can ensure that planning obligations are complied with.
- A.3 The monitoring system will indicate when all the money in connection with a planning obligation has been received and the appropriate physical works have been undertaken. At this point a closing statement can be sent to the developer and also placed on the planning register. This will increase the transparency of the system and inform developers and the public that the money has been committed and/or spent on what was set out in the planning obligation.
- A.4 The Council has a dedicated officer responsible for monitoring and managing planning contributions. Where planning contributions require compliance checks, monitoring, project management and implementation through the Council and its service area, then an appropriate management, implementation and monitoring cost of up to 5 per cent (%) of the monies agreed will be sought. This will be in addition to any legal fees the Council incurs in preparing the obligation.

B. Enforcement

- B.1 If it is evident that planning obligations are not being complied with the monitoring officer will instigate enforcement action. Planning obligations can be enforced through the use of an injunction, which can stop the development proceeding. The authority has the power to enter the land and carry out any works that were required and recover costs (must give 21 days notice of intention to do this), anyone who obstructs the authority from doing this is liable to a fine of up to £1000. In addition the Council will consider charging developers interest for the late payment of financial contributions. This will be written into any planning obligation so that developers are aware of the implications of late payment and agree to the terms.
- B.2 The Council's Planning Policy Team, in conjunction with the s106 monitoring officer, will produce Annual Monitoring Reports setting out the contributions negotiated, received, committed and spent.

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Haringey Council

M. Dorfman 28/10/10

[No.]**Planning Committee****On 8th November 2010**

Report Title : Draft Sustainable Design and Construction Supplementary Planning Document

Report of Marc Dorfman, Assistant Director, Planning, Regeneration and Economy

Signed :

Contact Officer : Sule Nisancioglu, Head of Planning Policy and Design
Ext. 5562

Wards(s) affected: All

Report for: Non-Key

1 Purpose of the report

- 1.1 The report informs the Planning Committee members about the draft "Sustainable Design and Construction Supplementary Planning Document (SPD) which is prepared as part of the Council's Local Development Framework (Appendix 1. The Sustainable Design and Construction (SDC) SPD does not create new policy. It aims to complement and provide clarity on the measures that need to be taken to meet local, regional and national policy requirements on achieving environmental quality and sustainable buildings in the context of biodiversity, natural resources and human health.
- 1.2 The draft SPD was approved for public consultation by the Cabinet on 12th October 2010. The SPD, once adopted, will be taken into account in the determination of planning applications for major and minor development proposals.
- 1.3 The document, in its draft form, will carry some weight in the planning decision making process. When it is consulted on, and once adopted, it will carry substantial weight. The Cabinet approved the utilisation of the draft SPD as an interim guide for planning and regeneration decisions on all planning schemes prior to its full adoption as an SPD.

2 Introduction by Cabinet Member (if necessary)

2.1 N/A

3 State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1 The implementation of measures identified in the draft SPD will help the Council to meet the various obligations for CO₂ reduction targets set at national, regional and local levels. This includes the Council's aspirational target for CO₂ emissions by 40% by 2020 on a 2005 baseline and the targets in the London Plan, the emerging Core Strategy.
- 3.2 The SPD is part of the Haringey Local Development Framework and needs to take into account other strategies and plans that influence the future development of the borough. It must be prepared in accordance with procedures set out in PPS12, Local Spatial Planning and it must be in alignment with the priorities identified in Haringey's Sustainable Community Strategy (SCS). The Guidance will seek to contribute to achieving the vision in the SCS which states that "We want to tackle climate change and manage our environmental resources more effectively, increase levels of recycling, improve and promote sustainable transport and create sustainable and energy efficient homes and buildings. We want to reduce the borough's environmental footprint. We will engage children and young people in environmental issues encouraging our future citizens to be our first 'green generation'".

Links to Greenest Borough Strategy and Decentralised Energy (DE) projects

- 3.3 The draft SPD will play a key role in the implementation of the Greenest Borough priorities and help towards meeting the borough carbon reduction targets. This SPD also links well with the some key actions and projects under the Greenest Borough Strategy including the development of local (decentralised) energy networks in Haringey.
- 3.4 The SPD explains that the developers will be required to assess the feasibility of Combined Heat and Power (CHP) systems, and where a new CHP system is appropriate to examine opportunities to extend the system beyond the site boundary to adjacent sites. They will be asked to refer to the London Heat Map for possible connections and the Council's map in the Core Strategy for possible decentralised energy and distributed heat hubs. To that effect, two examples (Lawrence Road and Civic Centre) are set out to illustrate the assessments needed.

Links to Refurbishment projects for Energy Efficiency

- 3.5 The document also highlights the importance of good design and sustainability principles for refurbishments. This is timely because the Coalition Government's proposes large scale energy conservation and low-carbon refurbishments to homes under the "Green Deal" programme. Apart from its impact on carbon reductions, it is anticipated that the Green Deal could also create new job opportunities.
- 3.6 This is an emerging area of work, and there may be more guidance prepared at regional and national level on refurbishments. However, the draft SPD includes good practice examples from Haringey including RSL schemes with high levels of external insulation and renewable energy.

- 3.7 The other strategies and policies relevant to the SPD include:
- Haringey Unitary Development Plan (2006)
 - Haringey's emerging Core Strategy Submission draft (2010)
 - Haringey's Housing Strategy (July 2009);
 - Haringey's Regeneration Strategy (2008);
 - Well - Being Strategic Framework (2007)
 - Biodiversity Action Plan (2009)
 - Draft Housing Investment Plan (2010)

4 Recommendations

- 4.1 That the Members note the draft Sustainable Design and Construction Supplementary Planning Document (SPD) set out at Appendix 1 for public consultation in November 2010-January 2011.
- 4.2 That the Members note that the Cabinet approved the utilisation of the draft SPD as an interim guide for planning and regeneration decisions on all planning schemes prior to its full adoption as an SPD.

5 Reason for recommendation(s)

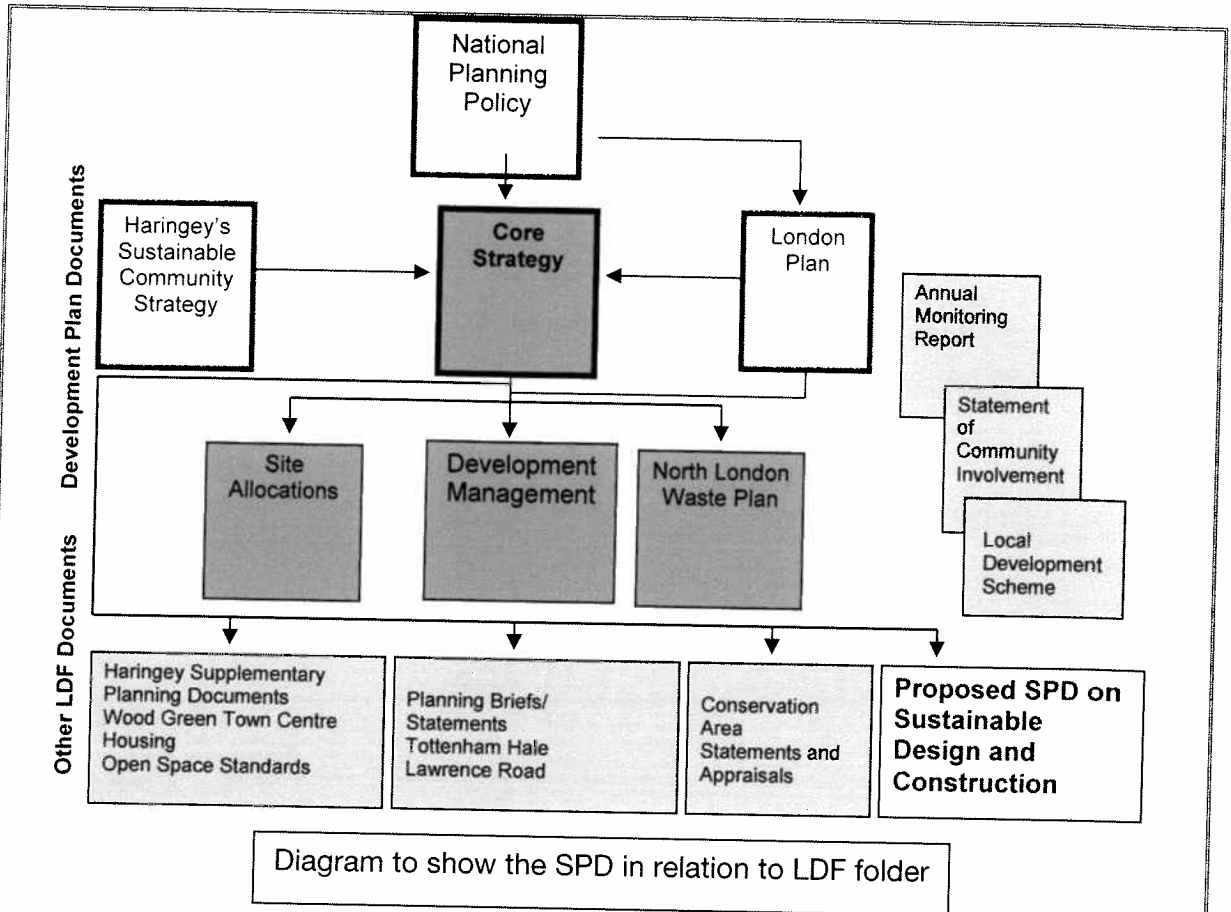
- 5.1 The SPD aims to complement and provide clarity on the implementation of national, regional and local planning policies which promote sustainable buildings and reduction in CO2 emissions. The guidance it contains supports the delivery of policies in Haringey's Unitary Development Plan and supports the emerging Core Strategy policies.

6 Other options considered

- 6.1 The Supplementary Planning Guidance forms part of the Haringey's Local development Plan framework which is a statutory spatial planning process that the Council is required to prepare under the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. The SPD once adopted will update and replace a number of existing Supplementary Planning Guidances (SPGs) and will provide support the emerging Core Strategy. Therefore, no other options have been considered.

7 Summary

- 7.1 The draft Sustainable Design and Construction Supplementary Planning Document (SPD), once adopted will form part of the Council's Local Development Framework (LDF) and will provide detailed guidance on measures that need to be taken to meet the local, regional and national policy requirements on achieving environmental quality and sustainable buildings in the context of biodiversity, natural resources and human health.



7.2 The SPD does not replace or revise existing policies, but provides guidance on implementation at a level of detail not appropriate for the UDP or the Core Strategy itself. The UDP is adopted in 2006 and “saved” in July 2009. It is now in line with the London Plan (2008) policies. The SPD is a cross-cutting guidance particularly relating to the UDP policies on energy, water, flood risk, waste management, biodiversity and natural environment, water resources and water environment set out in the adopted UDP: UDP policy G1, G2, UD1, UD2, UD3, UD4, UD7, and ENV1, ENV2, ENV 4, ENV6, ENV7, ENV 11, ENV12, ENV 13. It also relates to the London Plan (2008) policies on 3D.14, 4A.1 to 4A17, 4A.19 to 4A.21. And A4.28 to A4.33.

7.3 The SPD replaces existing Supplementary Planning Guidance (SPG) on

- SPG 8b (draft) -materials
- SPG8c (draft)-environmental performance
- SPG8d (draft)-biodiversity, landscaping and trees
- SPG8e (draft)-light pollution
- SPG8 (draft)-Ecological impact assessment
- SPG8i (draft)-air quality
- SPG9 (draft) - sustainability statement guidance
- SPG 8a (adopted) – waste

7.4 The SPD also supports the emerging Core Strategy and the emerging draft replacement London Plan especially in relation to policies on energy efficiency and the requirement of Code level 4 energy target (44% reduction in CO2 emissions), BREEAM Very Good to Excellent requirements. The SPD supports the following Core Strategy policies :

- Strategic Policy 4- Working Towards a Low Carbon Haringey
- Strategic Policy 5 Water Management and Flooding
- Strategic Policy 6 – Waste and Recycling
- Strategic Policy 13 – Open Space and Biodiversity
- Strategic Policy 12 Community Infrastructure.

7.5 The progress of the SPD from consultation draft to final adoption will take into account the potential changes to Haringey's emerging Core Strategy and the replacement London Plan. The SPD, once adopted, will be taken into account in the determination of planning applications for major and minor development proposals. The draft SPD is supported by national, regional and local evidence base and can be used as an interim guide to planning decisions.

7.6 The draft SPD is excluded from the SA process. In line with the 2008 Planning Act, the CLG plan-making manual explains that in principle, supplementary planning documents should not be subject to the SEA Directive or require sustainability appraisal (SA) because they do not normally introduce new policies or proposals or modify planning documents which have already been subject to sustainability appraisal. The London Plan 2008 and Haringey's Core Strategy Submission draft has been through an SEA and Sustainability Appraisal as part of the plan-making process.

7.7 Supplementary planning documents provide guidance on local planning matters. Whilst they are not examined by an Inspector, a supplementary planning document is still subject to a process of consultation and engagement with relevant parties.

8 Chief Financial Officer Comments

8.1 The cost of the developing the SPD and the consultation process will be contained within existing budgets. There is no allocated budget for training on this policy and thus any training required will need to be provided from existing resources.

9 Head of Legal Services Comments

9.1 If the SPD is adopted prior to the Council's Core Strategy, the policies contained in the SPD must be in conformity with the London Plan and the Council's adopted UDP in line with Regulation 13(8) of the Town and Country Planning (Local Development) (England) Regulations 2004.

9.2 Once the Core Strategy is adopted, an SPD must be in conformity with the Core Strategy. An SPD could also flow from the London Plan so long as it is not inconsistent with the Core Strategy. To ensure conformity, the SPD, if

adopted before Haringey's Core Strategy or the amendments to the London Plan, it may need to be revised at a later date, where relevant, to ensure conformity.

9.3 The document will carry little or no weight in the development management process until it has been consulted upon. Once the SPD has been through public consultation it can be considered a material consideration in making decisions on planning applications, however more weight will be given to it once it has been formally adopted. It is noted that it will carry no weight at all if it is not in conformity with the Core Strategy once this is adopted.

9.4 The process to be followed both prior to and following the adoption of an SPD is set out in Part 5 of the Town and Country Planning (Local Development) (England) Regulations 2004 and the Council should also ensure that the consultation is carried out in accordance with the Council's Statement of Community Involvement. The Regulations require the consultation period must be for not less than 4 weeks or more than 6 weeks. The Council cannot adopt the SPD until such time as they have considered any representations made and prepared a statement setting out a summary of the main issues raised and how these issues have been addressed in the SPD which it intends to adopt.

10 Head of Procurement Comments – [Required for Procurement Committee]

10.1 Not applicable

11 Equalities & Community Cohesion Comments

11.1 As Haringey's population grows and changes, there are increasing pressures put on its limited environmental resources, land uses and quality of life. It is a national, regional and local objective that the planning system should play a significant role in achieving sustainable development. This means we need to carefully consider the impacts new development will have and make sure that we live within our limits and make sure development does not have unacceptable impacts on the environment and does not unfairly impact on different people and communities in Haringey. Beneficial impact of future growth in housing in Haringey on the environment and people's health, comfort and expenditure will be realised only if the principles of sustainable development and construction are applied effectively and rapidly throughout development activity.

11.2 Sustainable design and construction is one of the key components of regenerating and improving the places that we live and work. The ways buildings are designed and constructed have a direct and indirect impact on the quality of our lives and health as well as on energy use and natural resources, and our immediate and wider natural environment.

11.3 A draft Equalities Impact Assessment (EqIA) screening which was carried out for the draft SPD indicates that the advice provided in the draft SPD has positive impact all those living and working in Haringey and beyond. No

further assessment is necessary.

- 11.4 The guide applies to new development proposals and promotes buildings with good insulation and energy conservation measures which are cheaper to run in the long run, and will also help reduce the number of households which are classified as fuel-poor. On the other hand, the UK has aging housing stock, and currently groups and individuals such as elderly and those in deprived communities are more likely to experience environmental injustice. This includes fuel poverty, high energy bills and being less resilient to food risk.
- 11.5 This SPD provides guidance on how to improve the quality of building stock to create better healthy, comfortable and sustainable living and working environments for all, help alleviate fuel poverty. Energy efficient homes help reduce energy bills and water bills and fuel -poverty. The guide includes good practice examples from social housing sector in improving the energy efficiency of housing stock.

12 Consultation

- 12.1 The following consultation events contributed to the development of the draft SPD:
- An initial scoping meeting in May 2009 with over 90 stakeholders
 - Consultations in May/June 2010 on the draft Core Strategy and Development Management DPD documents which included proposed policies on sustainable design and construction.
 - An initial presentation to the Greenest Borough Stream Board, and a cross-service officers' workshop on the draft SPD in August 2010. The following Council Services have been invited to comment on the draft SPD: Environmental Resources Team, Biodiversity officer, Development Management team, Building Control, Environmental Pollution team, Corporate Energy Management team, and Waste Management team, Corporate Policy Team, Housing Strategy and Housing Supply.
- 12.2 The public consultation on the draft SPD is will run until the end of January 2011. The consultation will be conducted in line with the Statement of Community Involvement document approved by the Planning Inspector in 2008. The consultation events include the following meetings: Agents and Developers forum October 2010; Haringey Better Places Partnership meeting; RSL Forum November 2010; Area assembly meetings where invited.

13 Service Financial Comments

- 13.1 The cost of developing the SPD and its effective implementation will be contained within existing budgets. There is a need to improve Haringey Council skill base both in planning and outside the service and the comprehensive programme will required funding fro outside the P&R budget. Until such funding sources are identified, the training that will be introduced will be sourced internally using existing expertise from planning

policy, building control, environmental resources and energy management.	
14	Use of appendices /Tables and photographs
14.1	Draft Supplementary Planning Document on Sustainable Design and Construction (Appendix 1)
15	Local Government (Access to Information) Act 1985
	<ul style="list-style-type: none">• Haringey adopted UDP 2006/saved 2009• Haringey Submission draft Core Strategy 2010• London Plan 2008 and Draft Replacement London Plan (2009)

Haringey Local Development Framework

DRAFT
**Sustainable Design &
Construction**

SUPPLEMENTARY PLANNING DOCUMENT

Consultation Draft
October 2010

www.haringey.gov.uk



Haringey Council

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PURPOSE OF THIS DOCUMENT

1.1 What is a Supplementary Planning Document?

This document is a supplementary planning document (SPD). It provides guidance on how new development in Haringey should be designed and built in a way it has a positive impact on the environmental quality, biodiversity, natural resources and health in the borough. It covers the following topics:

- Energy use and minimising CO2 emission
- Avoiding climate change risks and adaptation measures including flood resilient design
- Conserving water
- Avoiding environmental pollution
- Avoiding waste and minimising landfill including reuse of buildings and recycling of building materials
- Sustainable Waste management in new developments
- Protecting and enhancing biodiversity

The Supplementary Planning Document is an important material consideration in helping the Council make decisions about planning applications. It forms part of the Haringey's Local Development Framework.

1.2 How does this document relate to other Planning Policy documents

This SPD does not create new policy, but provides detailed guidance on how our current and emerging planning policies will be applied to new developments in the Borough. Our current policies are set out in the London Plan (consolidated with alterations) 2008, the Unitary Development Plan (UDP) adopted in 2006 and the saved in 2009.

The Core Strategy is currently being prepared and this document supports the policies of the emerging Core Strategy. Please make sure that you check our website to ensure you use our most up-to-date planning policies and guidance.

This SPD should be considered along with other planning documents that provide guidance on other aspects of sustainable development. These include the following:

- Core Strategy- Submission draft expected to be submitted to Secretary of State in February 2011
- Development Management Development Plan Document (draft)
- Sites Allocations Development Plan Document (draft)

- Area Action Plans and Supplementary Planning Documents relating to specific areas and sites. These will identify more specific targets and opportunities for maximising the environmental benefits of new development, such as district heating and power or water supply schemes.

The Sustainable Design and Construction SPD have been prepared so that it is consistent with national, regional and local planning policy and guidance. The key policies that apply to this document are listed in the Appendix X.

This SPD will replace existing Supplementary Planning Guidance (SPG) on

- SPG 8a (adopted) – waste
- SPG 8b (draft) -materials
- SPG8c (draft)-environmental performance
- SPG8d (draft)-biodiversity, landscaping and trees
- SPG8e (draft)-light pollution
- SPG8 (draft)-ecological impact assessment
- SPG8i (draft)-air quality
- SPG9 (draft) - sustainability statement guidance

1.3 Link to Other Strategies

The Guidance will seek to contribute to achieving the vision in Haringey's Sustainable Community Strategy which states that "We want to tackle climate change and manage our environmental resources more effectively, increase levels of recycling, improve and promote sustainable transport and create sustainable and energy efficient homes and buildings. We want to reduce the borough's environmental footprint. We will engage children and young people in environmental issues encouraging our future citizens to be our first 'green generation'".

The implementation of measures identified in the draft SPD will help the Council to meet the various obligations for environmental quality and carbon reductions targets set at national, regional and local levels.

The draft SPD will play a key role in the implementation of the Greenest Borough priorities and especially help towards meeting the borough carbon reduction targets. This includes the Council's aspirational target for CO2 emissions by 40% by 2020 on a 2005 baseline and the targets in the London Plan, the emerging Core Strategy. This SPD also links well with the some key actions and projects under the Greenest Borough Strategy including the development of local (decentralised) energy networks in Haringey. Other strategies include Haringey's Housing Strategy (July 2009); Haringey's Regeneration Strategy (2008); Well - Being Strategic Framework (2007); Biodiversity Action Plan (2009); Draft Housing Investment Plan (2010)

2

HOW TO USE THIS DOCUMENT

2.1 What development does it apply to?

This document applies to all planning applications that involve building or landscape works. Although the guide may have more detail on housing related measures, the general principles of sustainable design and construction applies to all types of land uses including housing, offices, industrial development, retail, community and leisure facilities.

This includes:

- New buildings
- Refurbishment to existing buildings
- Extensions to existing buildings
- Public areas such as landscaped areas around the round buildings, and new or improved open spaces

2.2 How to use the information in this document

Sections 1,2,3 provides important background information on what this document is and how it will be used. Sections 4-11 explain the design principles and standards that all new development in Haringey is expected to follow. Following these principles will help you to achieve the standards we expect new development to meet. You will find a summary of the standards in Section 12 which apply to major development and minor developments:

- Major developments: Generally proposals for 10 or more dwellings or over 1,000sqm of floorspace
- Minor developments: Those that fall below the above threshold

We will use these to help decide if a planning application meets our policies. There are a number of appendices which provide further information on a range of issues. A glossary is provided at Appendix X to explain technical terms.

3

GENERAL PRINCIPLES

3.1 Approach

Sustainable Design and Construction requires a holistic approach involving all stages of development and also considerations on how the building will be used after occupancy. Therefore we ask you to assess and take the relevant measures suitable to each stage to meet the challenges in Haringey:

- Planning a site
- Designing buildings
- Mechanical systems
- Demolition and Construction
- Occupancy

3.2 Responding to Challenges in Haringey

Climate change

The earth's temperature is getting warmer as a result of accumulation of greenhouse gases in the atmosphere. There are national, regional and local targets for reducing CO₂ emissions. Emissions are caused by from burning fossil fuels to produce electricity, drive transport, construct and heat buildings and produce food and other goods, including building materials. Haringey's emissions for the XX have been estimated at 968 kilotonnes per annum (ktpa). Residents. Energy use in buildings is responsible for a large amount of CO₂ emissions in Haringey. Methane produced from landfill sites in the UK also contributes to climate change.

London weather is predicted to become hotter and drier in summers, and warmer and wetter in winters. There will be more extreme weather, and flash flooding and wider flooding if not mitigated. This will have implications for people's health, safety and comfort, food production, biodiversity and infrastructure.

Air pollution

The Council has declared the whole borough an Air Quality Management Area (AQMA) especially taking into account the pollution from nitrogen dioxide and particulate matter. The dominant source of air pollution in Haringey is road transport with a variety of other sources contributing to emissions. Dust blown from construction sites also contributes to external air pollution. Inside buildings, chemicals used in building materials and furnishings can lead to poor air quality. This is made worse by poor ventilation. Air pollution can have a detrimental impact on health aggravating existing heart and lung illnesses. In addition, anticipated climate change in

London will make air pollution worse as a result of hotter drier weather. It can also damage plants and ecosystems, for example from acid rain.

Water pollution

This is closely linked to air, soil pollution, and climate change and flood risk. Water run-off from the urban environment washes chemicals, sediment and litter from pavements and roads, construction sites, industry and gardens into waterways. Contaminated soil and landfill sites also cause water pollution. Misconnecting household sewage to rain water drainage increases water pollution. Chemical spills from industrial sites or construction sites can also pollute nearby waterways. Increases in hard surfaces in our cities will increase the amount of run-off and flash flooding events.

Polluted water can cause damage to wildlife and river habitats. It can also affect human health through direct contact with water or by eating contaminated seafood.

Noise pollution

Dense mixed use urban areas have higher concentrations of noise. Traffic, industrial activity, construction activity, mechanical ventilation, recreation and entertainment venues and areas where people gather in large numbers. Placing noise generating and noise sensitive uses close together and not providing enough sound insulation make the problem worse. Noise can have a significant effect on the environment and on the quality of life enjoyed by individuals and communities. Dense mixed use urban areas have higher concentrations of noise arising from a variety of different sources

Light pollution

Dense urban areas have higher levels of artificial lighting. Poorly designed or directed lighting of streets and public spaces, external areas of buildings, and flood lighting of outdoor sports facilities can cause light pollution. Lighting left on unnecessarily can also lead to light pollution. Dense urban areas also have higher levels of artificial lighting. Apart from energy wastage, which can contribute to climate change and high running costs, light pollution can also impact on people's quality of life, causing stress and disrupting sleep. It can also be damaging to wildlife.

Contaminated Land

Many areas of the borough have been in industrial use at some point. Harmful chemicals used in industrial activities can become absorbed by land in, on or under a site. Chemicals can be harmful to people's health. Wildlife can also be harmed. If contaminated land is to be developed for a different more sensitive use such as housing it will need to be cleaned. Contaminated land also pollutes groundwater and waterways.

Increasing amounts of waste

Disposing of waste in landfill sites has economic and environmental costs. Left over materials from demolition and construction activities, excessive packaging and increased consumption of goods and by-products from

manufacturing processes and industrial/ commercial activities all contribute to the increasing amounts of waste.

Rubbish sent to landfill can lead to water and air pollution and land contamination. Landfill is not an efficient use of land and destroys habitat. Methane produced in landfill contributes to climate change. Litter is unsightly and can be dangerous to animals. Energy is wasted processing waste and producing goods from raw materials.

Loss of biodiversity

Haringey is a small, largely urban borough with a wide variety of natural environmental assets. In urban environments native plants and animals are under threat. Clearing of habitat to allow development and recreation, paving of gardens, air, water, soil and light pollution, climate change, pesticide and fertiliser use, and invasive weed species all contribute to the loss of biodiversity in the borough. Poorly managed construction activities and inappropriate maintenance of green spaces also contributes to the loss of plants and animals.

Birds, stag beetles, bats and amphibians are particularly affected. Many species of plants and animals are now protected by law. Increased pollution as plants help filter air, water and soil and also help control water run-off. Plants also absorb CO₂ and help keep urban environments cool.

The natural environment is also important to the health and wellbeing of humans. The loss of natural habitat means parks and gardens have become important habitats. Parts of buildings, such as roofs, may also become important habitat.

Water scarcity

Across London, the amount of water being used is close to the total amount of water available, and demand for water is rising. A growing population, inefficient appliances and fittings, leaking taps and pipes, non-native plants all contribute to increased demand for water. Climate change will result in hotter, drier summers, which could reduce the amount of water available.

In the short-term there could be increasing water restrictions. Longer-term consequences could include water shortages and rising water prices. Currently, all mains water is treated to drinking standard, which is an expensive and energy intensive process.

Flood risk

Parts of the borough are identified to be in a Level 2-3 flood zone. But the risk with predicted climate changes will increase the risk of flooding in the future. Water and sewerage infrastructure also pose a risk. The Surface Water Flooding is also an issue in London. Poorly maintained drainage, increasing amounts of hard surfaces from new development and poorly maintained flood defences will increase the risk and severity of flooding and flash floods. Flood risk has implications for lives and livelihoods, and will require increased investment to maintain flood defences. Responding to flood events and

repairing damage also costs the community through business losses, insurance bills and environmental damage.

Land as a resource

Apart from the need for accommodating competing land uses such as housing, infrastructure, open spaces, there is also lack of sufficient land for food growing purposes.

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4

TOWARDS A LOW CARBON BOROUGH

MINIMISING ENERGY USE IN BUILDING DESIGN AND CONSTRUCTION

This section looks at how new development can reduce greenhouse gas emissions through the way energy is used to build and operate buildings. The Council policies require developers to achieve standards beyond Building Regulations. Haringey local studies on climate change and buildings showed that the most new built homes can meet the national Code for Sustainable Homes level 4 energy standards as a minimum. The studies also indicate that the use of on-site renewable energy technologies to meet the current London Plan target helps developers to meet the Code Level 4 energy standards. The technical assessments are supported by a financial viability study. Level 4 of the Code for Sustainable Homes means a 44 per cent improvement in energy efficiency over Building Regulations Part L 2006. The Council also expects non-residential developments to achieve BREEAM Very Good as a minimum standard. The Code does not prescribe how to achieve this target, but the London Plan requires that all developments adopt an energy hierarchy for providing energy for heating, lighting, and cooling.

4.1 The Energy Hierarchy

All development will need to be designed in accordance with the energy hierarchy. You will be asked to provide information at planning application stage how you complied with the energy hierarchy.

Lean - use good design to minimise the development's energy needs

Before any mechanical systems are considered the development should be made as energy efficient as possible by maximising the use of sunlight, thermal mass and the site's microclimate to provide natural lighting, heating and cooling of buildings. Green roofs and walls should also be used where possible. High ceilings and windows heights for natural light and ventilation are preferred options.



Clean- make the most use of efficient energy, heating and cooling systems

If mechanical heating, cooling and ventilation are needed, this needs to be as efficient as possible. The priority is to use local (called “decentralised”) energy sources, in particular combined heat and power (CHP) systems.



Green- use renewable sources of energy

There may still be demand for energy (for appliances, lighting and machinery). As much as possible this remaining energy demand should be met through zero and low carbon energy sources.

The London Energy Partnership has developed the Low Carbon Designer, which is an electronic toolkit that allows the energy performance of a proposed development to be assessed in line with the energy hierarchy.

4.2 Passive Solar Gain

The Council will expect all development proposals to maximise the potential for passive solar gain. Site layout should use landform and landscape to benefit from shelter to minimise heat losses in winter and avoid over-shadowing of the solar orientation of buildings. Design principles should be applied to new buildings that maximise the capture and use of passive solar energy while avoiding excessive solar gain in summer. Site layout and landscape should provide adequate shade in summer.

Passive solar energy houses need not be significantly different in construction or appearance to conventional housing. The key principles are:

- Design the internal layout to ensure the main living room and other frequently used rooms are on the south side and rooms that benefit less from sunlight (bathrooms, utility rooms) on the north side. Kitchens are better positioned on the north side to avoid excessive heat gain.
- Provide thermal mass and storage by using solid walls to buffer against heat fluctuations and provide cooler conditions in summer.
- Locate the main glazed elements on the south elevation.
- Arrange internal layout to distribute solar energy gains using through-rooms.
- Avoid single aspect flats. Dual aspect should be the first option that designers explore for all new developments. Where single aspect dwellings are proposed, the designer should demonstrate how good levels of ventilation, daylight and privacy will be provided to each habitable room and the kitchen.

Passive solar energy houses do not require especially large south-facing windows. If windows are too large, heat loss may outweigh solar gain, and occupants' desire for privacy is likely to lead to the installation of net curtains or blinds which significantly reduce passive solar gain. Likewise, if the windows on the north, east and west facing elevations are too small to achieve reasonable internal light, occupants will resort to daytime use of artificial lighting, eroding the energy savings from passive solar energy.

Haringey supports the Mayor's standards in Housing Design Guide (2010) for minimum ceiling heights since it has significant effect on availability of natural light and ventilation. The minimum floor to ceiling height in habitable rooms is 2.5m between finished floor level and finished ceiling level. A minimum floor to ceiling height of 2.6m in habitable rooms is considered desirable and taller ceiling heights are encouraged in ground floor dwellings.

Similarly, the glazing to all habitable rooms not less than 20% of the internal floor area of the room is encouraged.

Natural ventilation should be used in preference to conventional mechanical air cooling systems which generate high energy demands. But, as external temperatures rise, natural ventilation may become inadequate and demand for additional air cooling is also set to rise. Furthermore, in large buildings adequate natural ventilation may be hard to achieve. Gas and heat-fired absorption cooling are significantly more energy efficient than grid electricity powered air cooling systems. If heat-fired absorption cooling is combined with CHP (Combined Heat and Power) 'green electricity' can be generated as a by product.

Development proposals should demonstrate how the design of dwellings will avoid overheating during summer months without reliance on energy intensive mechanical cooling systems.

Conservatories can help to harness passive solar energy and provide shelter to external walls. However, they should be carefully incorporated into a design to ensure effective distribution of heat around the home, avoid heat loss in winter through large glazed areas, and prevent over-heating in summer. It is important to be able to thermally isolate a conservatory from the rest of the house to prevent excessive heat loss. Sunspaces (glazed elevations within conventional walls) can create warm and light spaces within buildings. They are particularly useful in flats and apartments where they can throw light further back into deep plans and can provide an attractive internal space where no private garden space is available. Low-e glazing is essential in these cases where the sunspace forms an integral part of the building, and heat losses can be further reduced by the installation of thermal blinds or curtains to prevent heat loss at night.

For detailed design guidance and examples of best good Practice: Passive Solar Estate Layout General Information Report 27 (BRE/Energy Efficiency Best Practice Programme). Copies of this guide and other good practice information on energy efficiency in housing is available from the Energy Saving Trust at: www.est.org.uk/bestpractice

Information on energy efficiency in non-domestic developments is available at: www.actionenergy.org.uk

4.3 Choosing materials and fittings carefully

As well as passive solar design measures, the energy used to build a development needs to be considered:

- reuse and recycle building materials
- source materials using local suppliers
- do not use materials containing substances which contribute to climate change through ozone depletion

Buildings should be fitted with energy efficient lighting and appliances. Lighting should be designed to minimise wasted light spilling to where it is not needed or being reflected to the night sky.

4.4 Efficient energy systems- Decentralised energy and Combined Heat Plant and Combined Heat and Cooling Plant

Where mechanical heating and cooling is required, development proposals should investigate using energy more efficiently through local (decentralised) energy generation, through small energy sources generating electricity and heat near the point of use. The London Plan expects all major new developments to connect into existing heating and cooling networks, or provide site-wide CHP (Combined Heat and Power) networks where feasible, unless site specific solutions combining low carbon or renewable energy generation achieve a greater reduction in CO₂ emissions.

Decentralised energy generation is a series of local systems generating heat and/or power at or near the point of use, connected to local distribution networks. This minimises energy that is lost in transmitting energy.

The most efficient form of decentralised energy systems are combined heat and power (CHP) or combined cooling, heating and power (CCHP) systems. These are efficient because they make use of the waste heat left over from creating electricity. This means that much more of the energy that goes into the systems makes it to end uses compared to energy from the national grid and heating from conventional boilers.

To make CHP or CCHP systems viable there needs to be a relatively even and constant demand for energy. For this reason, area-wide schemes that cover mixed use buildings are most likely to be economically viable.

Currently, a CHP system is being installed at Tottenham Hale. We are also considering other areas where decentralised energy systems can be developed.

The system that is most appropriate will depend on the circumstances of your scheme and where it is located, however the following order of preferences should be followed:

- connect to existing CHP or CCHP systems, including those on nearby housing estates.
- if this is not possible, use a site-wide CHP/CCHP system that connects different uses and/ or groups of buildings. This should be powered by renewables or be gas-fired.
- If this is not possible, communal heating or cooling systems should be used, preferably powered by renewables, but at the very least gas-fired.
- if none of the above are feasible, other efficient systems should be considered, such as heat pumps or heat recovery ventilation. These systems should be powered by low or zero emission fuels.
- It is important that occupants understand how to use the energy features of a building efficiently.

The design of CHP/CCHP systems should minimise impacts on air quality.

4.5 Renewable Energy

In Haringey, there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20 per cent through the use of onsite renewable energy generation wherever feasible.

Energy should be supplied from sources on-site or locally. Subscribing to green tariffs that draw energy from the national grid will not be counted as this is not an efficient energy source.

Where CHP/CCHP systems are not fuelled by renewable sources of energy, these should be used to help meet the remaining energy needs of the development that the CHP/CCHP system cannot meet. The system chosen will need to be compatible with the CHP/CCHP, usually this means electricity generating systems such as photovoltaic cells.

The following are preferred for on-site renewable energy systems:

- Solar thermal
- Wind turbines (in suitable locations)
- Photovoltaic panels
- Bio-fuels (subject to air quality standards)

- Heat pumps

LB Haringey Climate Change, Site Development and Energy Infrastructure Study (2010) showed that small-scale wind-turbines are not likely to be effective in Haringey. Applications for wind-turbines will need to demonstrate that they will be effective taking into account the site constraints. Accurate information on wind-speeds through the site will be needed, rather than regional estimates.

The analysis presented in the study suggests that PV and biomass are the likely solutions for achieving compliance with the low and zero carbon generation targets, along with gas-CHP where feasible, due to the fact that they are likely to offer the most significant CO₂ savings for the lowest cost, however other technologies may be suitable.

However, PV and Biomass both could be limited by constraints on their use. The entire Borough is designated as an air quality management area (AQMA) and proposed biomass system cannot result in exceedences of air quality limits. Such proposals should address the impacts of vehicle movements for the delivery of fuel.

The use of photovoltaics (and solar hot water) may be constrained by Conservation Area designations, of which there are a number across the Borough. Haringey has 29 Conservation Areas, 468 statutory Listed Buildings, and over 1100 Locally Listed Buildings. When considering decentralised energy options, whether they are micro-generation or larger schemes, consideration should be given to minimising physical impacts on the historic fabric of buildings and ensuring reversibility wherever practicable.

Poorly designed measures could seriously detract from the historic character and fabric of buildings and landscapes, whereas well-designed measures sensitive to the historic context can help contribute to the borough's targets for reducing CO₂ emissions

Heat pumps will not be counted as a 100% renewable source of energy as they are powered by electricity. The electrical energy used to operate proposed heat pumps, and the CO₂ produced doing this, will be subtracted from calculations of energy provided and CO₂ saved by renewable sources of energy.

Fuels containing a portion of fossil fuels, such as bio-diesel, will not be counted as a 100% renewable source of energy. Only the contribution to energy provision and CO₂ savings made by the renewable portion of the fuel will be counted. Arrangements need to be put in place for the delivery and storage of bio-fuels. These should be sourced as locally as possible.

The London Renewable Energy Toolkit has been developed to assist in assessing the feasibility and viability of renewable technologies. (Webpage details)

4.6 Code for Sustainable Homes Assessments

The national code for the sustainable design and construction of new homes is in place since April 2007. The Code aims to reduce our carbon emissions and create homes that are more sustainable. The Code within England, replaces the EcoHomes awards scheme for new housing.

The Code for Sustainable Homes (CSH) measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code introduces mandatory minimum standards for energy and water efficiency for every level. There are minimum standards for materials, surface water run-off and waste at entry level only. Additional points can still be gained by performance in other areas:

- Energy/CO2
- Water
- Minerals
- Surface water run-off
- Waste
- Pollution
- Health and well being
- Management
- Ecology

To achieve the levels of the Code, a number of points must be accumulated across all categories and the mandatory requirements must be met (See Appendix XX).

The CSH will be applied by a system of accredited assessors trained by the BRE via its courses for EcoHomes and the BREEAM scheme, the environmental assessment method for the non-housing sector.

CSH assessors conduct initial design assessments of a sample type of each home in a development, recommend a sustainability rating, and issue an interim CSH certificate. They can also perform a post-completion check to verify the rating before a final certificate is issued. The BRE is the training and accrediting agency. Builders (not individual architects or designers) receive the certificate showing the overall sustainability rating for the home, and a breakdown for how the rating has been achieved.

The CSH requires the following energy and CO2 emissions reduction standards for domestic buildings:

Year	Improvement on 2006 Building Regulations	Equivalent Code level for Sustainable Homes
2010	25%	Level3
2013	44% reduction	Level 4
2016 onwards	Zero carbon	Level 6

More information on the CSH can be found in the detailed technical guidance including the latest Code for Sustainable Homes Technical Guide May 2009 Version 2.

4.7 BREEAM Assessments

BREEAM Assessment is developed in 1990 and versions are updated regularly in line with UK Building Regulations. These versions essentially look at the same broad range of environmental impacts:

- Management
- Health and Wellbeing
- Energy
- Transport
- Water
- Material and Waste
- Land use and Ecology
- Pollution

Credits are awarded in each of the above areas according to performance. A set of environmental weightings then enables the credits to be added together to produce a single overall score.

The building is then rated on a scale of PASS, GOOD, VERY GOOD, EXCELLENT or OUTSTANDING, and a certificate awarded to the development.

STANDARDS IN HARINGEY

Reductions in total CO₂ Emissions

Residential Buildings: Haringey Council study to local potential indicates the all new housing development, except small scale ones, can achieve 44% reduction in CO₂ emissions compared to a house built to 2006 Part L Building Regulations. The emerging Core Strategy has the following standards which will be updated where necessary to reflect new national or regional policies and local evidence.

Year	Improvement on 2006 Building Regulations	Equivalent Code level for Sustainable Homes
2011-2013	44% reduction	Level 4
2016 onwards	Zero carbon	Level 6

Non-Domestic Buildings: For Commercial Buildings, the Council expect minimum BREEAM Very Good standards.

Standard	Schools	All non-domestic buildings
BREEAM very good	2010	2010
Zero carbon	2016	2019

Renewable Energy:-Reduction in CO2 emissions by 20% by use of renewable energy on-site is required.

Statements and Certificates:

Code for Sustainable Home (CHS) and BREEAM Certification

- A CSH or BREEAM design stage assessment should be submitted with the application. These should be carried out by a licensed assessor. The assessor's name and license number should be clearly stated. If, at the time the application is submitted, there is not sufficient information to enable an assessment to be made, for example in the case of an outline planning application, the council will condition any approval to ensure that a CSH or BREEAM design stage assessment is submitted prior to the commencement of construction of the development.
- The council will condition any approval to ensure that the targeted BREEAM ratings are met and that certificates are submitted to the council once the development has been completed at post construction stage. The BREEAM certificates are issued after a post-construction review. An interim certificate is issued at design stage.

Energy statement

An energy statement is a useful way of showing how you have achieved the reduction in energy use and reduced the CO2 emissions from your development.

You can provide this statement as part of the Sustainability Statement or as a stand-alone assessment. It should show the following:

- Calculation of baseline energy demand and carbon dioxide emissions on a 'whole energy' basis, showing the contribution of emissions both from uses covered by building regulations and those that are not
- Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services;
- Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP); and

- Proposals to further reduce carbon dioxide emissions through the use of onsite renewable energy technologies.

Statement on Decentralised Energy Generation Options Assessments:

Major development proposals should evaluate the feasibility of Combined Heat and Power (CHP) systems, and where a new CHP system is appropriate also examine opportunities to extend the system beyond the site boundary to adjacent sites.

The methodology for demonstrating compliance with Haringey requirements is outlined below. For each of these steps the developer will be required to provide evidence in the energy strategy to support their approach:

Have you checked for existing or planned district (distributed) energy networks?

- Check the London Heat Map
- Check the Council Policies and Guidance



Assess technical and financial feasibility for Combined Heat and Power

- If feasible, have you contacted an energy supplier that may be interested in running the network?



Assess any neighbouring building for potential connection

- Check London Heat Map and the Haringey Council sources
- Collect data and enter into dialogue

4.8 Assessing distributed energy options

Potential opportunities to meet the first priority in this hierarchy are outlined in the London Heat Map tool. The Council has, working with the LDA, developed Haringey-specific information on the London Heat Map. The Council has also identified potential developments sites where Decentralised Energy hubs could be developed (see map)

Where future network opportunities are identified, proposals should be designed to connect to these networks.



If there is no spare capacity in the system, the feasibility of contributing to expanding the capacity or upgrading the system should be investigated.



If a development will be completed before the decentralised energy network it will connect to be completed, an efficient boiler system should be used temporarily. The development should be designed so that it can quickly switch to the network once it is completed. Planning obligations will be used to ensure connection occurs.

4.9 The London Heat Map

The London Heat Map (available at www.londonheatmap.org.uk) is an open-access mapping tool showing the relative heat density of different areas, locations of high heat users, large heating plant as well as existing and planned energy networks (users can register free of charge to access the full range of available layers).

This map should be used to assess the proximity of existing and planned district energy networks and additional suitable loads to the development site.

The map was launched at the end of 2009 and is still in development as a live document and online tool. The information presented by the maps is continuously updated and new data added as this becomes available.

The base layers give heating fuel demand up to 50m autoscale grid (shown by red and blue contours). The data added by councils and other organisations gives point loads of specific buildings, and existing large heating plant and piping routes for planned and existing networks.

Figure XX below gives a wide view of the borough, showing the contour lines and point loads. Figure XX gives a detail view, in this case showing the Broadwater Farm estate and nearby schools.

Local authorities are currently in the process of collecting additional data with which to populate the map and other users are also able to submit information, which is checked before being uploaded.

At present the Haringey area of the London Heat Map contains data from the council estate (including schools, council buildings, leisure centres and libraries) and Homes for Haringey properties. Additional data to be added includes demand from members of the Haringey Strategic Partnership, and other private organisations in the borough. This data will be added to the map as it is provided by the relevant sources.

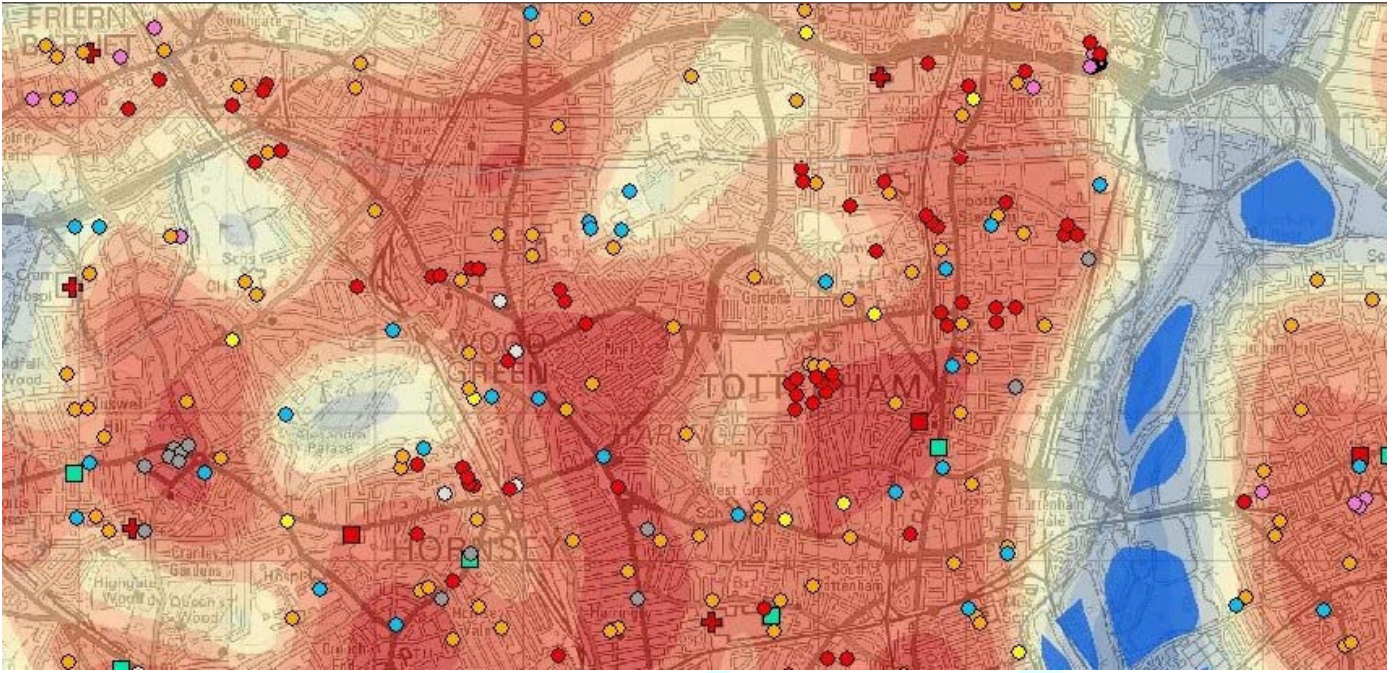


Figure XX: Wide view of Haringey from the London Heat Map (accessed 17/08/10)

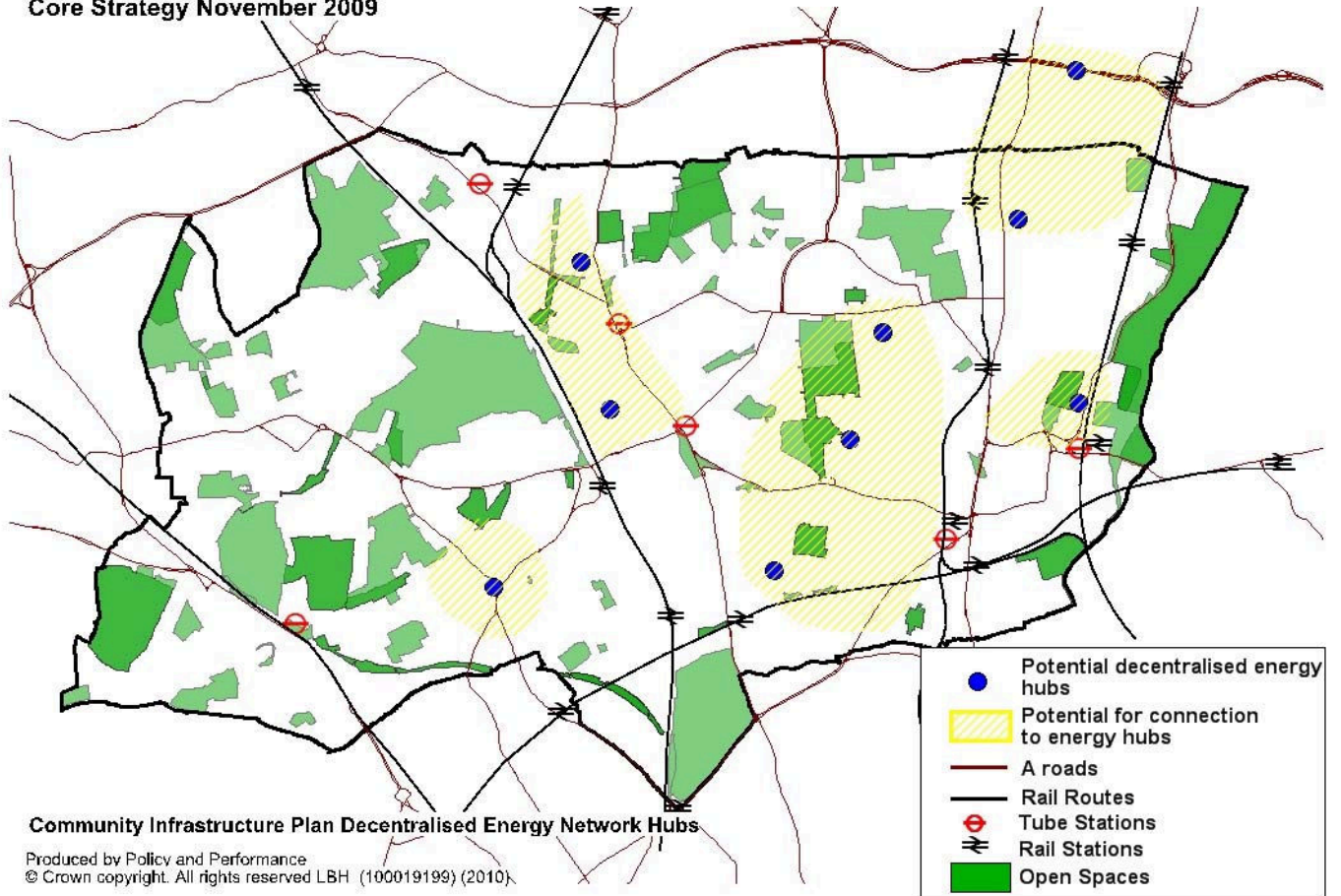
To be added

Figure XX: Detail view from the London Heat map. Area shown is the Broadwater Farm estate. The red points indicate the large residential blocks, and the yellow the nearby schools (accessed 17/08)

4.10 Proposed Decentralised Energy Hubs in Haringey

The following diagram shows the key development areas expected in the Borough along with the key sites being considered for Decentralised Energy Hubs.

Indicative map for potential decentralised energy network hubs
Core Strategy November 2009



CASE STUDIES

4.11 Case Study: Lawrence Road

This case study is intended to provide an indicative guide to the likely information and analysis required to assess the potential for District Energy Networks and CHP systems in new-build developments. It is not intended as a full assessment and includes a number of general assumptions in the calculations which based on an assumed development scenario for the site. The assumptions are based on a scenario for around 400 residential dwellings, 3000sqm offices, and 500sqm restaurant. This is not intended as a statement on planning position but just a scenario to show how the developers will be expected to assess the DE options in a typical urban site.

Site Details



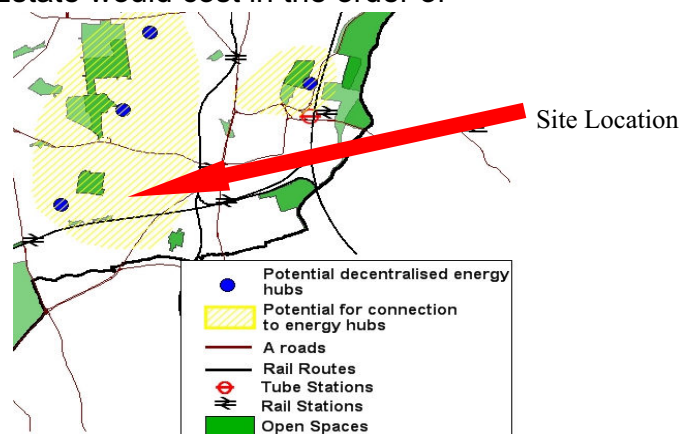
Assessing potential to connect to an existing or proposed DE system

Existing systems:

The only existing district energy system in the Borough is at the Broadwater Farm Estate, which is located approximately 1km north of the site. Haringey are currently undertaking a feasibility study looking at the potential to upgrade this network and expand it to connect to a number of buildings surrounding the estate. Assuming a mid-range cost of £1000 per metre of district heating pipework, connection from the Lawrence Road site to the Broadwater Farm Estate would cost in the order of £1M to deliver.

Proposed Systems:

The Haringey Proposed Map shows that there is the desire to create an energy hub in the Lawrence Road area. It is anticipated that this



development will be required to form part of that network and could be crucial in establishing the early building blocks for its creation.

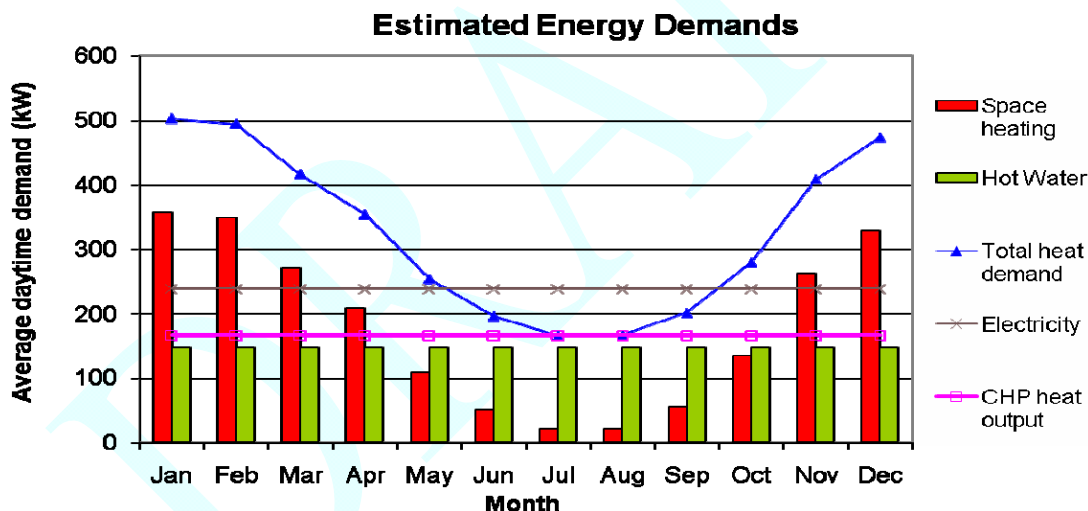
There is also a potential for an energy hub around St Anne's which is located approximately 1.3km to the south east of the development.

Local potential for District Energy

The area encompassing the three energy hubs described above has been designated as area with the potential for connection to district energy infrastructure. The London Heat Map also identifies this area as having a very high heat demand, thereby indicating a potential for future network expansion.

Summary

The district energy network proposed at the Broadwater Farm Estate is still in the feasibility stage but the proposed heat demands and location of this development could be fed into that study. When more is known about this network the potential for connection will need to be reviewed. This development will clearly play an important part in delivering the decentralised energy hub proposed for the Lawrence Road Area and there is therefore a strong case to establish for the implementation of CHP on this site.



Given the strong potential to use CHP identified at this stage, it would be recommended that a developer approach one or more ESCOs to assess the level of market interest in the project.

Identifying the potential to connect to neighbouring buildings

The London Heat Map indicates that in the immediate vicinity of the site are two potentially significant heat demands, an education building and an arts centre although more information would need to be sought to see whether these demands were significant enough to warrant undertaking an assessment of the potential to establish a connection.

The most likely expansion from the site would appear to be to the neighbouring area of new development. Depending on the proposed plans and phasing for the further development identified along Lawrence Road, the developer would also be expected to contact the developer(s) involved and identify opportunities for creating links, potentially including this information on these sites in discussions with third party ESCOs to assess how a wider network might be created and the impact on the technical feasibility and cost viability.

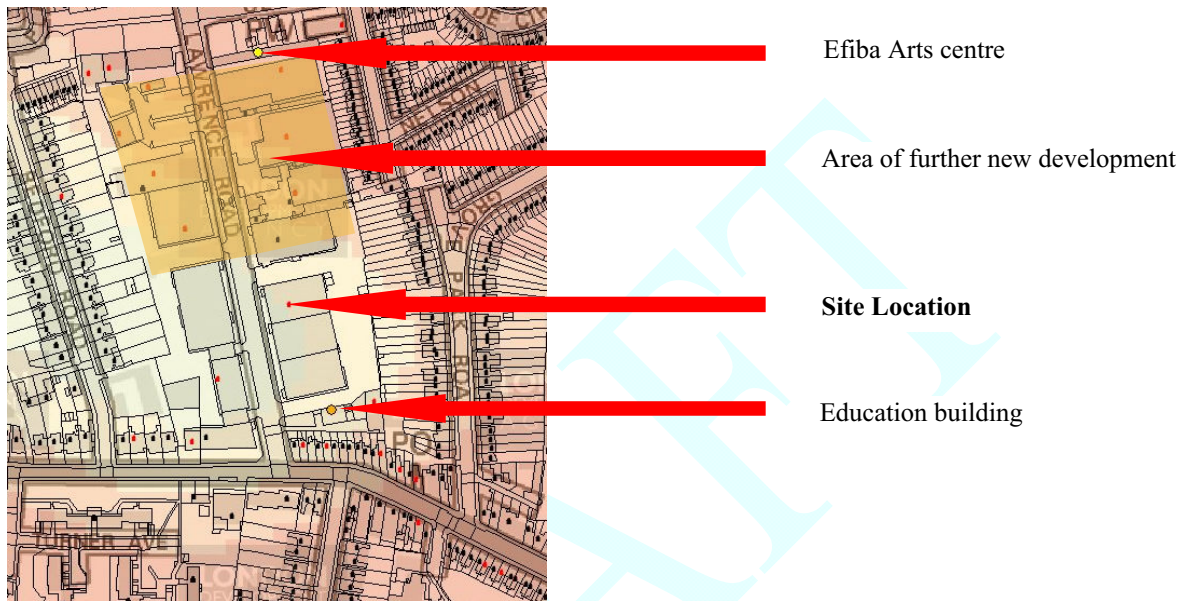


Figure 1: Excerpt from the London Heat Map showing the location of major heat loads in the vicinity of the site (accessed on 30/03/10)

4.10 Case Study: Civic Centre

This case study is intended to provide an indicative guide to the likely information and analysis required to assess the potential for District Energy Networks and CHP systems in new-build developments. It is not intended as a full assessment and includes a number of general assumptions in the calculations. The assumptions are based on a scenario for 200 Flats, 500sqm Office, 200sqm Retail, and 300sqm Restaurant. This is not intended as a statement on planning position but just a scenario to show how the developers will be expected to assess the DE options in a typical urban site.

Site Details



Assessing potential to connect to an existing or proposed DE system

Existing District Energy Networks and CHP Systems:

There are no existing district heating systems in the vicinity of the Civic Centre. There are also no existing CHP systems.

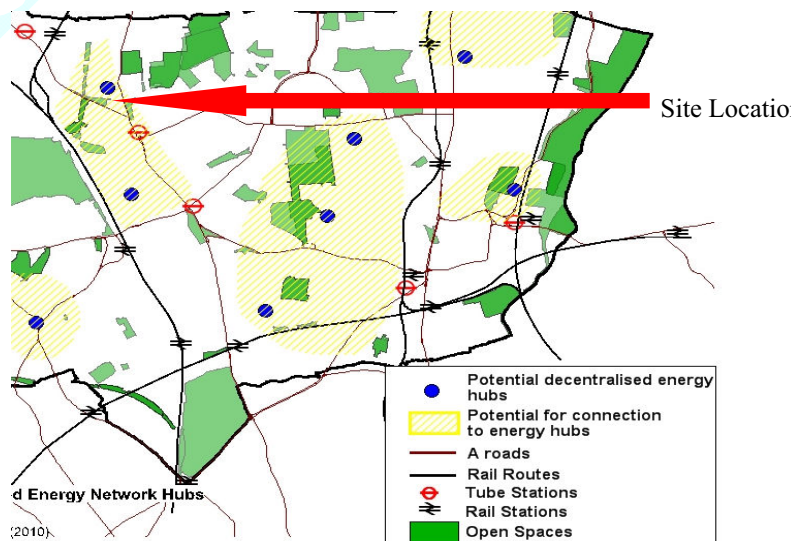
Proposed District Energy Networks and CHP Systems:

The Haringey Proposed District Heating Map shows that there is the desire to create an energy hub in the vicinity of the Civic Centre, and it is therefore anticipated that his development will be part of that network.

There is also a proposed energy hub located in Haringey Heartlands, around 1km to the south of the site. This area is one of the key strategic growth areas in the Borough.

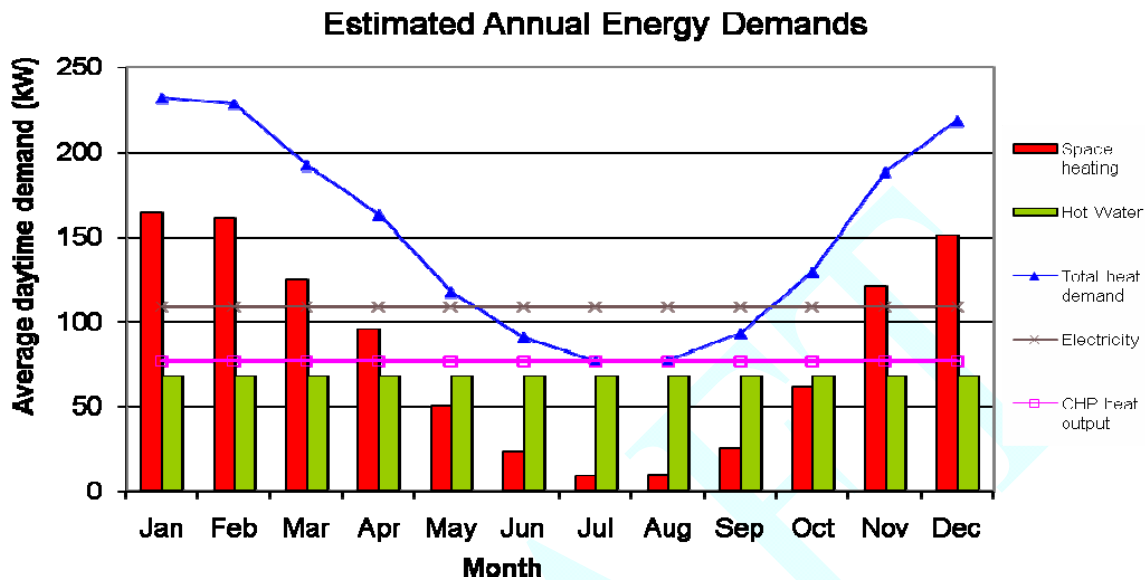
Local potential for District Energy

The site is located in an area that has been designated as area for connection to future district energy infrastructure. The London Heat Map also identifies this area as having a very high heat demand, thereby indicating a potential for future network expansion.



Summary

The Civic Centre will be an important building block for the potential and/or planned energy hub in Haringey Heartlands. This, together with the potential scale and uses proposed for the site make a strong case for investigating the potential to use CHP on the development.



The analysis suggests that the ideal CHP size for the scheme would be in the order of 60kW to ensure over 5,500 running hours per year. However, this is at the lower end of the viability for such systems and therefore the scheme would benefit from an increased heat demand in order to enable the specification of a larger and more efficient system, possible options for connecting to other buildings are discussed in the following section.

Identifying the potential to connect to neighbouring buildings

Directly adjacent to the site are a number of potentially significant heat demands, most notably two schools and a health centre. The schools are likely to offer a more attractive proposition because, as they are publically owned, and therefore there is likely to be a greater possibility of committing to a long term energy supply contract.



Figure 2: Excerpt from the London Heat Map showing the location of major heat loads in the vicinity of the site (accessed on 30/03/10)

As a starting point the developer would be expected to make enquiries with the school to determine interest in connecting to a heat network and to obtain information on the plant and heating demands, plant room locations and plant replacement schedules. If these discussions were to prove to be fruitful then the energy data could then be included into the feasibility assessment with a view to proposing a wider network. An indicative connection option is outlined below:



Assuming both Nightingale School (red) and St Michaels C of E school (purple) were interested in connection to a heat network, and that a connection was technically feasible, the indicative heat pipe network layout set out above could cost in the region of £140,000 to deliver, based on 200 meters of pipework at around £700 per meter. Establishing a more accurate network length would depend upon the locations of the energy centre at the Civic Centre and the existing plant rooms at the two schools as well as other physical constraints.

In situations like this, the local councils are in a strong position to broker such deals, in this case being both the owner of the Civic Centre site and the two schools. Furthermore, the Council would be potentially able to enter into a long term energy supply contract, thus making the network more attractive to an ESCo. So developers will be expected to discuss their plans with the local council.

The viability of installing a CHP system on the Civic Centre site, based on the scale of the proposed development, is at the low end of what is usually recommended. Expanding to connect to the two neighbouring schools, which would provide both an increased heating demand and variable load profile, should improve the operational hours of the CHP as well as the electrical output which will improve overall viability.

TOWARDS ZERO CARBON DEVELOPMENTS

4.12 Building Regulations (Part L) and the route to Zero Carbon

Following consultation, the Government's *'Building A Greener Future: Policy Statement'* announced in July 2007 that all new homes will be zero carbon from 2016. The Government indicated in their recent *'Zero Carbon for New Non-Domestic Buildings Consultation on Policy Options'* Report (November 2009) that non-domestic buildings will be required to be zero carbon by 2019, with the public sector leading the way with schools from 2016 and other central Government estate from 2018.

The focus has now turned to the final details of the zero carbon methodology and the suitable intermediary step changes in requirements in 2010 and 2013. Until 2013, the standard is likely to continue to be set with reference to those sources of emission (space, water heating and lighting) that are contained in the 2006 regulations and to offer the option of adopting Low and Zero Carbon (LZC) technologies. The step to zero carbon in 2016 is likely to include emissions from other sources (principally electrical appliances), which would result in the need for significant renewable generation capacity as well as other LZC systems¹. The following diagram sets out, with respect to CO₂ emissions, the improvements upon 2006 standards that are proposed for implementation in 2010, 2013 and 2016. These equate to the energy

¹ Building Regulations Energy efficiency requirements for new dwellings. A forward look at what standards may be in 2010 and 2013, Department for Communities and Local Government, July 2007

performance standards in the Code for Sustainable Homes Levels 3, 4 and 6 respectively.

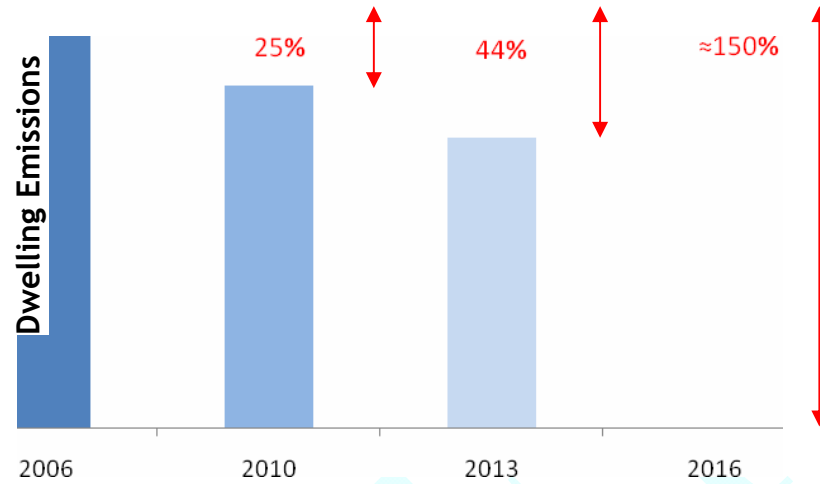


Figure xx: Relative reduction in emission rates from new domestic dwellings in the proposed Building Regulations for 2010, 2013 and 2016 compared to current (2006) Building Regulations.

In December 2008 the Government published the 'Definition of Zero Carbon Homes and Non-Domestic Buildings: Consultation' to consult on the definition of zero carbon homes and in particular an approach based on:

- Energy Efficiency: High levels of energy efficiency in the fabric of the home
- Carbon Compliance: A minimum level of carbon reduction to be achieved onsite or through directly connected heat; and
- Allowable Solutions: a list of (mainly offsite) measures for dealing with the remaining emissions (including unregulated emissions from appliances)

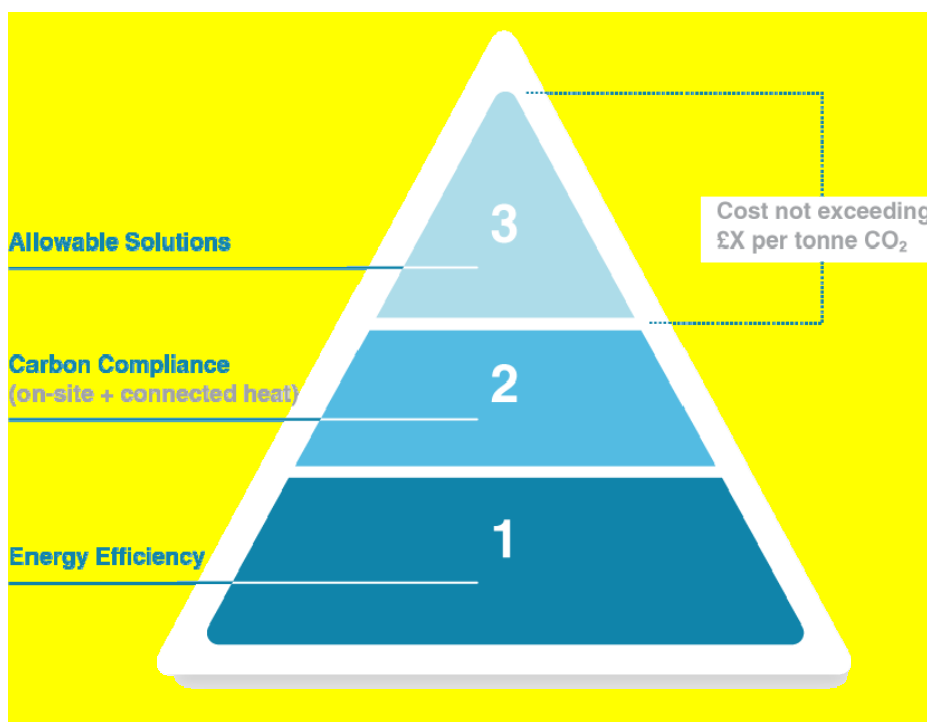


Figure X: Proposed approach to delivering Zero Carbon

Evidence demonstrating that the building complies with these criteria is required by building control both at design stage and at completion. The final “as built” calculation must be based on the building as constructed, incorporating any changes to the performance specifications that have been made during construction as well as the measured air permeability, ductwork leakage and fan performance as commissioned.

The energy efficient requirements are not yet been finalised but a Task Group set up to examine and advise on the energy efficiency standards have proposed setting a minimum space heating requirement, using kWh/m²/yr as the metric.

The government announced in July 2009 that the Zero Carbon Definition will follow the methodology outlined in the 2008 consultation with the Carbon Compliance element set at 70% of regulated Emissions (the DER). This will include the emissions saved through energy efficiency and on-site or connection to decentralised, low or zero carbon energy generation technologies.

Allowable Solutions will cover the remaining CO₂ emissions and may include:

- Additional Carbon Compliance
- Energy efficient appliances
- Advanced building control systems
- Exports of low carbon or renewable heat
- Investments in community heat infrastructure

This list has undergone a number of changes but the latest guidance appears to be that all possible solutions are currently being considered.

REFURBISHMENTS

The 2008 Climate Change Act requires the UK to reduce its carbon emissions by 80% by 2050 against a 1990 baseline. The Department of Communities and Local Government shows the contribution the residential sector will be expected to make in achieving this reduction.

The average household in the UK produces over ten tons of carbon dioxide per year from energy use in the home, consumption of food and products and transport. Under the new target this will need to be 8 tons by 2020 and 2 tons by 2050. The reduction of carbon emissions in the existing housing stock will become increasingly important challenge and may entail a programme of physical renovation of the building fabric, and installation of low carbon technologies.

Low Cost measures

- Low Energy Light-bulbs
- Hot Water Tank Insulation
- Heating Controls i.e. TRV's, Programmers and Thermostats

Medium Cost measures i.e.

- New Gas Condensing Boilers
- Loft Insulation
- Cavity Wall Insulation

Building Fabric and Glazing

- External Wall Insulation
- Internal Wall Insulation
- Floor Insulation
- Double Glazing

Low Carbon Technology and Renewable Energy Technology i.e.

- Communal Heating Systems
- Photovoltaic Panels
- Solar Thermal Evacuated Tube

Some of these measures may require Building Control and Planning permission.

BOX - Muswell Hill Low Carbon Zone

Haringey Council is one of 10 London Boroughs to have been awarded funding from the Mayor of London and is the only London borough that has also been selected to take part in the Department of Energy and Climate Change, Low Carbon Communities Challenge, receiving in total around £700,000 to develop an exemplar scheme providing Haringey with the know how to deliver carbon reduction schemes across the borough. The aim of the project is to achieve a 20% reduction in CO₂ emissions by 2012 and a 60% reduction by 2025. This will be achieved by working in partnership with residents and community organisations, local businesses and schools.

Energy saving measures will form the largest part of the Low Carbon Zone target, with an anticipated 14% saving from the baseline. A further 3.5% will be achieved through behaviour change advice alone, and a further 1% saving will be achieved from each of sustainable transport measures, community buildings and domestic micro renewable energy. A 0.5% saving is expected from energy efficiency in businesses.

Muswell Hill Sustainability Group (MHSG) has played a key role in developing the project and has set up 'En10ergy' as an Industrial Provident Society which residents can invest in. En10ergy will lease roof spaces locally to install renewable energy technologies and recycle revenue generated back into further carbon saving measures. En10ergy is also working to engage local residents to find out how they can be a part of the Low Carbon Zone initiative.

BOX – DELIVERING CARBON REDUCTIONS BY ENERGY EFFICIENCY

METROPOLITAN HOUSING TRUST -GOOD PRACTICE EXAMPLE IN HARINGEY

Metropolitan Housing Trust London (MHT London) is a registered social landlord, which has a large property base in Haringey. In 2004, with 600 hard-to-treat homes with very high reactive repairs costs, the MTH decided to run a rolling retrofitting programme to achieve typical carbon savings of 45%.

The works, as described above, deliver CO₂ reductions through the primary route of energy efficiency. High levels of insulation (including floor and solid wall), efficient heating systems, double glazed windows and low energy lighting provide the most cost effective means of reducing CO₂ and focus on getting the basics of building performance right. The programme decants the residents for a period of approximately 14 weeks, during which time the property undergoes significant works, including:

- 300mm Loft insulation
- 100mm floor insulation under suspended timber floors
- Cavity wall insulation (where applicable)
- 60mm internal wall insulation
- Double glazed windows (often double glazed timber sash windows due to conservation area restrictions)
- Sound insulation between flats
- Complete electrical rewiring
- Necessary structural works
- Complete central heating upgrade including A-rated condensing combi boiler, TRVs and roomstats
- Low energy lighting
- New carpet or laminate flooring
- Water butts and garden improvements where appropriate
- Resident-designed kitchen and bathroom replacement and complete redecoration in colours of residents' choice

The programme has delivered over 300 of these refurbishments so far, with 62 in the last 18 months, typically achieving the following results:

- SAP rating of 80
- Primary energy use of 164 kWh/m² per year
- Carbon emissions 2.3 tonnes per year which, across the programme, amount to over 140 tonnes/year in the last 18 months.

BOX- REDUCING CARBON EMISSIONS BY 80% IN EXISTING HOUSING STOCK

PEABODY TRUST GOOD PRACTICE EXAMPLE IN HARINGEY

Peabody Trust is working on a project with the aim to demonstrate how to achieve 80% reductions in the CO₂ emissions of the existing housing stock. The Trust is working with the HTA Sustainability & Innovation Design Consultants which are winners at the British Homes Awards 2010.

Peabody Trust who manage more than 19,000 homes across the capital wanted to assess how to treat some of their more modern housing stock, built in the 1970's and have chosen a terrace of four dwellings in Elizabeth Place, Haringey N15 to pilot the project.

The project aim to aim to reduce carbon emissions by 80% in existing housing stock by retrofitting homes to be energy efficient. Key retrofit features of the project will include:

- Insulating the dwellings from the outside,
- Replacing windows with high performance versions,
- Replacing individual heating systems with a communal system which will be housed in a small boiler room at the end of the terrace, and will feature a large hot water store fed from a shared solar thermal system
- Installing a photovoltaic array

The main internal works will be to install a Mechanically Ventilated Heat Recovery system. This will contribute to reducing the heating demand in the winter months and will provide background ventilation to the kitchen and bathrooms all year around.

This project is part of the Retrofit for the Future Programme, funded by the Technology Strategy Board. The project gained Planning Permission in June and will commence in August 2010 & will be monitored by the Energy Savings Trust for one year after completion.

For more information: www.hta.co.uk

Key sources of further information:

LB Haringey Greenest Borough Strategy

LB Haringey Energy Infrastructure Study

London Renewables Toolkit, Greater London Authority, 2004

Green Guide to Specification, 3rd Edition, Building Research Establishment, 2007

Energy Efficiency in Buildings, the Chartered Institution of Building Services Engineers, 2004

London Energy Partnership, www.lep.org.uk

Energy Savings Trust, www.est.org.uk

Historic Environment: Local Management (HELM) web site: at www.helm.org

Peabody Trust

MHT

5

AVOIDING CLIMATE CHANGE RISKS - OVERHEATING

Even if we limit the emission of greenhouse gases, a certain amount of climate change will still occur because of emissions that have already occurred. This is likely to mean hotter drier summers and wetter milder winters with more intense rainfall. New development will need to be designed so that it remains comfortable for users over its lifetime and avoids making local climactic conditions worse.

5.1 Risk of High Summer Temperatures

All urban areas create an "urban heat island" effect where higher ambient temperatures are experienced after sunset in comparison with rural areas, this is especially the case in the highly built up areas in London. The hard surfaces of buildings and roads absorb more solar radiation than green spaces and vegetation. Combined with man-made heat emissions from buildings, machinery and traffic, this can make the centre of London up to eight degrees warmer than the green belt on summer nights.

In London the 'urban heat island effect' is likely to exacerbate the intensity of heat waves. This will increase the need for, as well as the challenges involved in, designing buildings that maintain comfortable internal temperatures.

Without design or retrofit for future higher temperatures, it is predicted that many buildings will suffer from overheating by the 2020s. A common approach to cooling buildings in the past has been to rely on air conditioning. However, use of mechanical cooling, and particularly use of air conditioning, can be energy intensive with high associated levels of carbon dioxide (CO₂) emissions and significant heat output. This can in turn exacerbate the overheating of dense urban areas.

Energy use associated with air-conditioning (refrigeration, fans, pumps etc) in UK offices is estimated to account for almost a third of the energy expended in an air-conditioned office building. An analysis of future cooling demand by the GLA in London indicated that, if left unchecked, the growth in active cooling systems in London could lead to a doubling of CO₂ emissions from this source by 2030.

The Council will expect development proposals to demonstrate how the design of dwellings will avoid overheating during summer months without reliance on energy intensive mechanical cooling systems.

Development should orientate buildings and streets to minimise summer and maximise winter solar gain, use trees and other shading, include green roofs and walls, maximise natural ventilation, and help create green spaces. The type of building materials and even the colour of finishing will also affect heat absorption.

Development will need to be adaptable to allow for additional shading or cooling requirements as the climate changes. Large expanses of hard surfacing, such as car parks, should be avoided. Where unavoidable they should be shaded as much as possible and be light in colour.

5.2 Low Energy Cooling

Passive design- to minimise unwanted heat gain and manage heat – For example by using building orientation, shading, a well insulated And air tight building envelope, high levels of thermal mass and energy Efficient lighting and equipment. **Single aspect flats are discouraged.**

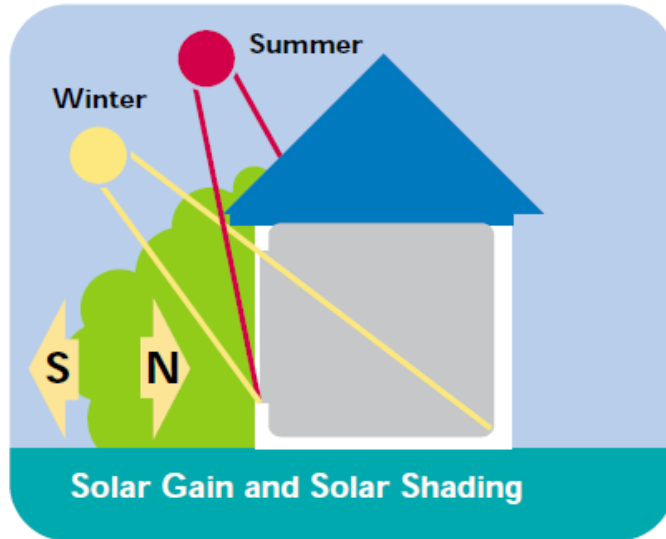
Passive/natural cooling – using outside air to ventilate and cool a building without the use of a powered system, for example by maximising cross ventilation (single aspect developments are generally discouraged), passive stack ventilation, night-time cooling and/or ground coupled passive cooling.

Mixed mode cooling with local mechanical ventilation/cooling provided where required to supplement the above measures using (in order of preference):

- i. Low energy mechanical cooling (e.g. fan-powered ventilation with/without evaporative cooling or ground coupled cooling)
- ii. Air conditioning (not a preferred approach as these systems are energy intensive)

Full building mechanical ventilation/cooling system using (in order of preference):

- i. Low energy mechanical cooling
- ii. Air conditioning



HARINGEY STANDARDS

Developers will be required to set out how low energy cooling will be achieved

Around the Buildings

Green cooling - Plants have evaporative cooling effects. A matrix of green corridors, smaller open spaces, street trees, and green roofs and walls can dramatically reduce the Urban Heat Island Effect.

Shading – Measures such as planting, shading and advanced glazing systems should be used to reduce solar heat gain. Large, shade providing trees provide cool, shady areas during summer.

Water cooling - Innovative use can be made of water for cooling, including by using ground or surface water.

Thermal storage - Thermal storage or mass, particularly where it is exposed, can be used to absorb heat during hot periods so that it can dissipate in cooler periods, usually using ventilation. Ground coupled systems can also be used to make use of thermal storage in the ground.

Cool surfaces – ‘Cool’ pavement materials on roadways or large parking areas can increase surface reflectivity (though it is important to avoid glare problems) or increase rainfall permeability to encourage the cooling effect of evaporation. Porous cool pavements offer the additional benefit of rainwater infiltration at times of heavy rain. Networks of ‘cool roofs’ made of light coloured materials can reduce solar heat gain and the need for mechanical cooling.

6

AVOIDING CLIMATE CHANGE RISKS: PLANNING FOR FLOOD RISK

Flooding not only poses a risk to people's lives, but can also cause significant damage to businesses and people's livelihoods. New development should therefore be located, designed, built and operated in ways that reduce the risks from flooding as much as possible.

Climate change is likely to increase the likelihood of flooding in London. Flood risk can be reduced by locating new developments in appropriate places, through sensitive flood resilient design and construction, and by measures to reduce surface water run-off.

The government's PPS25 and the Code for Sustainable Homes aim to encourage housing development in low flood risk areas and to take measures to reduce the impact of flooding on houses built in medium or high risk areas. Under the London Plan, flood risk should be assessed in accordance with PPS25. Where development in areas at risk from flooding is permitted, management and mitigation measures should be implemented.

HARINGEY STANDARDS

The Council have the following requirements:

- All developments in areas with flood risk must demonstrate that a flood risk assessment has been carried out.
 - Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with PPS25.
 - New development should adhere to standards for surface water run-off as set out in the Code for Sustainable Homes.
 - New development should incorporate Sustainable Urban Drainage Systems and green roofs where appropriate.
 - New housing schemes should be designed to ensure that no more than 105 litres of water is consumed per person per day. This is equivalent to Code level 4 standard
-

6.1 Flood Risk Areas

Global warming is likely to result in an increased risk of flooding in certain parts of the borough. The areas which are currently regarded to be of risk are shown on Map XX “Indicative Flood Zones”, as Zone 2 and Zone 3. These boundaries are subject to periodic review by the Environment Agency.

A certain level of protection is provided along the watercourses. However there is still a flood risk in the borough. A Strategic Flood Risk Assessment has been prepared for Haringey which explains the level and type of flood risk in different parts of the borough. Much of these areas are already built up and it is not realistic to expect all new development to occur outside the flood risk area.

Haringey Flood Risk Map

INCLUDE MAP

Developments on the floodplains result in the reduction in capacity of the available floodplain and impede the flow of water, thereby increasing the risk of flooding elsewhere. The definition as to what constitutes “functional floodplain” in Flood Zone 3 will be determined on a case by case basis by the Environment Agency. Applicants are advised to consult the Environment Agency prior to making a planning application for relevant schemes requiring a flood risk assessment.

6.2 Flood Risk Assessments

Development proposals in areas of flood risk, identified by the Environment Agency as being located within Flood Zones 2 or 3 should demonstrate that there is no increase in flood risk, including in areas downstream due to additional surface water runoff and that flood storage capacity is not reduced. The applicants will demonstrate that by carrying out a site specific flood risk assessment to establish whether the proposed development will

- Increase the risk of current or future flooding;
- Whether it will add to flood risk elsewhere;
- Whether there are proposed mitigating measures to address the affects identified;
- Provide evidence within the application so that the PPS25 Sequential Test can be applied in order to assess whether the development will be safe; and
- Where applicable, provide evidence within the application in order to assess the Exemption Test.

Where appropriate, attenuation measures will be required on the development site. The Council will, in conjunction with the Environment Agency, British Waterways Board and developer, explore ways of storing water on site through the creation of lakes and ponds, which will increase the ecological value and landscaping value of the site and its surroundings.

The Environment Agency is likely to object to cases where it considers the flood risk assessment does not or cannot adequately address the flood risk issues. The Agency requirement is that there is to be no reduction of storage in the floodplain and no interruption of flow conveyancing; and that within the functional floodplain within Zone 3, buildings on stilts and those with storage void beneath will generally be opposed.

The Council requires, where appropriate, proposals for flood protection and attenuation to take into account their ecological impact and, where possible, to make use of natural materials that contribute to wildlife habitat and amenity.

On sites of 1 - 5 hectares, the Flood Risk Assessment is to relate to fluvial flood risk and surface water run-off.

6.3 Making Buildings Safe

Development in flood risk areas will need to be made safe from flooding through the site layout (locating the most vulnerable uses in lower risk parts of the site and ensuring buildings do not block key flood routes) and the design of building (such as raising floor levels of buildings or locating vulnerable uses on upper levels).

It is preferable that less vulnerable uses (such as shops, offices and leisure facilities) are located at ground floor level. Generally, basements should be avoided or used for storage, servicing or parking purposes only. At the very least, sleeping areas should not be located below the predicted 1 in 200 year flood level.

Buildings also need to be designed and built to remain structurally sound and be easily repairable in the event of a flood.

Flood resilient v Flood resistant design

Flood resistant design, or 'dry proofing', is used to help prevent flood water entering a building. For example using flood barriers across doorways and airbricks, or raising floor levels.

Flood resilient design, or 'wet proofing', accepts that flood water will enter the building and allows for this situation through careful internal design for example raising electrical sockets and fitting tiled floors. The finishes and services are such that the building can quickly be returned to use after the flood.

6.4 Measures to Minimise Flood Risk

Reducing flood risk

There are a number of measures which can be incorporated within development to ensure they do not contribute to increased flood risk. These relate to **source control and prevention**:

Sustainable Urban Drainage (SUDS) – SUDS reduce the quantity of runoff from a site, limiting both the volume and rate of runoff. They do this through a management train involving source, site and regional control mechanisms to capture, filter and store rainwater on site.

Green space - Green open space, verges and green roofs can be designed to filter and store rainwater, thus reducing pressure on drainage systems during heavy rainfall. Trees also reduce surface water runoff – research has suggested a 5% increase in tree cover can reduce runoff by as much as 2%.

Rainwater harvesting - rainwater can be collected from roofs for reuse in flushing toilets or watering plants and landscaped areas. Rainwater collected in permeable paving can also be reused in these ways.

Green roofs – planted 'green' roofs can attenuate up to 60% of runoff, depending on their type and depth, as well as providing a range of wider benefits.

Permeable paving - rainwater filters through permeable paving where it may soak directly into the ground or be stored in an underground chamber.

Wherever possible, water from source control mechanisms should be fed into wider site control systems, as described below. Where this is not possible because of space constraints, runoff from the site (for example from the green roof or permeable paving) should be fed at a controlled rate into the conventional drainage system.

6.5 Sustainable Urban Drainage Systems (SUDS)

SUDS are a term used to describe the various approaches that can be used to manage surface water drainage in a way that mimics the natural environment. SUDS help reduce the amount of surface water leaving a site and slow down the rate as it does this. It also helps improve water quality by filtering out contaminants. SUDS can also provide broader benefits, including the capture and re-use of site runoff for irrigation and/or non potable uses, and the provision of greenspace areas offering recreation and/or aesthetic benefits, and habitat for wildlife.

The SUDs technique suitable for a site will depend on its location, size, the density of development, the type of soils, and depth of the groundwater and the presence of contamination. A combination of techniques might be most effective. This combination should provide a water quality and biodiversity benefit as well as reducing the amount and rate of run-off leaving a site. The following order of preference should be followed:

- i. Where possible, water should be collected and stored on-site for later use. In non-clay areas use infiltration techniques such as porous surfaces,
- ii. The next preference is for collecting water for slow release into a waterway (the preference is to store water in ponds or open water features, otherwise rainwater tanks or sealed water features should be used).
- iii. The next preference is to drain water directly into a watercourse. Where this is not possible, water should be directed into surface drains.
- iv. Only where none of the above measures are practical due to site constraints should water be directed directly into sewers. There will need to be adequate spare capacity in sewers to allow this.

Drainage techniques relying on water soaking into the soil underneath a site (known as infiltration systems) will not be effective in parts of the borough with clay soils as they become waterlogged easily.

More advice on flood risk and related measures can be obtained from the Environment Agency and their website www.environment-agency.gov.uk.

6.6 Surface Water and Drainage

Surface water discharge from the developed site should mimic that of an undeveloped greenfield site, up to and including a 1 in 100 year critical duration storm event. Greenfield run off rates are generally between 2-8 litres/second/hectare (l/s/ha) for storm events up to the critical 1 in 100 year return period event. This is irrespective of whether the site falls within a flood risk area.

Drainage Hierarchy

- i. store rainwater for later use
- ii. use infiltration techniques, such as porous surfaces in non-clay areas
- iii. attenuate rainwater in ponds or open water features for gradual release
- iv. attenuate rainwater by storing in tanks or sealed water features for gradual release
- v. discharge rainwater direct to a watercourse
- vi. discharge rainwater to a surface water sewer/drain

- vii. discharge rainwater to the combined sewer.

The design of drainage is very important. This needs to be able to cope with the heaviest of storms expected over the buildings lifetime.

The disposal of surface water into the River Lee is not a right. Discharge may be permitted, subject to an agreement and/or licence from British Waterways.

6.7 Green Roof and Walls

These can take many forms including vegetated roofs, roof terraces and roof gardens and have many benefits, including:

- acting as insulation, reducing the energy needs of a development and making indoor
- environments more comfortable
- keeping local areas cooler (reducing the "heat-island effect")
- absorbing rainfall and reducing run-off
- improving biodiversity
- improve amenity for occupiers and improve the appearance of a development

There are two main types of green roofs:

Intensive: A deep growing medium is used to allow more substantial planting such as trees and shrubs. The roof will require extra loading requirements within the building structure and a complex irrigation system. Intensive roofs are principally designed to provide amenity and recreational use usually in the form of roof gardens or terraces.

Extensive: Uses a shallow growing medium, requires minimal maintenance and is generally less expensive to install than an intensive roof. There are three main types:

Sedum mats – a base layer sprinkled with sedum cuttings and installed as a sedum blanket when plants are mature. Sedums are used because they are wind, frost and drought resistant

Substrate based – crushed recycled brick is used as the base with sedum added on top

Green/brown roofs – recycled aggregate used as the base and the roof is either left to colonise naturally or can be seeded with wild flowers or local plants.

How is a green roof structured?

Green roofs should incorporate a number of layers, as shown opposite:

- Substrate - provides a low weight growing medium (e.g. crushed brick)

- Filter membrane – prevents soil being washed into the drainage layer
- Drainage element – holds some rainwater, while allowing the excess to drain away, preventing water logging
- Moisture mat – retains water and helps prevent the roof drying out; also protects the waterproofing layer
- Root barrier and waterproofing – protects the roof from water or root damage

Green Walls

Green walls provide a living, self-regenerating cladding system using climbing plants either planted into the structure of the wall itself or upon a structure attached to the wall.

OTHER IMPACTS OF CLIMATE CHANGE

6.8 Ground Conditions

Ground conditions and land stability are affected by temperature and precipitation.

As a result, climate change may have significant impacts on ground conditions in some areas. During longer, hotter summers shrinkable clay soils are likely to dry out, making buildings and service pipes vulnerable to cracking. Wetter winters will contribute to risks of 'heave' where ground swells. The risk of subsidence and heave is strongly dependent on local soil type with the most susceptible land found in the South East of England. Developments should incorporate measures to address this.

Vegetation management - Careful choice and placement of trees should avoid building subsidence in shrink-swell soils. Vegetative cover can also be used to provide additional external surface protection.

Surface erosion control structures - Stronger retaining walls and fences with good drainage or use of vegetation can prevent surface erosion.

SUDS – Use of SUDS techniques, such as permeable paving or swales, which increase infiltration into the ground, can reduce subsidence caused by drying out of soils.

Foundation design - Foundations should be designed to be strong enough and extend downward below the zone that may be affected by seasonal variations in moisture content. Other measures include underpinning with concrete supports that extend under existing foundations into more stable soils and infilling of foundations.

6.9 Impact of Climate Change on Building Materials

Materials will be affected by climate change. Climate change will increase the importance of optimising thermal mass to maintain a comfortable internal

environment with minimum energy use. The characteristics of materials may also alter with changes in temperature and humidity. Developers and their design teams should ensure the materials specified will perform adequately in the climate throughout the lifetime of the development; and that the construction methods to be used are suitable for the weather conditions at the time of construction. Some considerations are listed below:

- Concrete: strength affected by curing at higher temperatures
- Lime mortar, stone: affected by increased CO₂ and driving rain
- Plastics: affected by increased UV
- Bricks: strength affected by change in moisture content
- MDF/Chipboard: not to be used where flooding is expected
- Roofing felt: increased UV is likely to accelerate degradation

Key sources of further information:

London Borough of Haringey Strategic Flood Risk Assessment (north London)

Building A Better Environment: A Guide for Developers, Environment Agency, 2006

Adapting to Climate Change: A Checklist for Development, Three Regions Climate Change Group, 2005

Environment Agency Standing Advice on Flood Risk Assessment, www.environment-agency.gov.uk/research/planning/33098.aspx

Development and Flood Risk: A Practice Guide Companion to PPS25, Department for Communities and Local Government, 2007

Interim Code of Practice for Sustainable Drainage, National SUDS Working Group, July 2004

C635 CIRIA Guidance documents - Designing for Exceedance in Urban Drainage, London 2006.

Improving the Flood performance of new buildings - Flood resilient construction, DEFRA, May 2007

The London Climate Change Partnership has produced helpful detailed guidance for developers - Adapting to Climate Change: A Checklist for Development, Three Regions Climate Change Group, 2005

TCPA

Environment Agency green roof toolkit: www.environment-agency.gov.uk/greenroofs

Independent UK Resource For Green Roof Information: www.livingroofs.org

Environment Agency advice on SDC

7

CONSERVING WATER

Water use per person is affected by several factors, the principal ones being: household occupancy; water use of appliances, fixtures and fittings within the property; householders' water use behaviour; garden use and whether the property is metered. Our approach to water conservation is to reduce the need for water through good design and then supply the water that is needed as efficiently as possible, reducing reliance on treated mains water.

The Environment Agency's assessments show high demand for water has led to summer surface waters and most groundwater sources to be fully committed. Within Thames Region (including London) we use between 165-180 litres per head per day compared to the national average of 154 litres per head per day. The Thames region has a calculated water availability of just 266 cubic metres per person per day. The region which includes Haringey has been identified as an area of 'serious' water stress under the Environment Agency's published document 'identifying Areas of Water Stress'.²

7.1 Reduce the need for water

In the first instance, developments should minimise the need for water. The simplest way of doing this is through installing efficient water fittings and plumbing, such as dual flush toilets, low flow shower heads and low water consuming washing machines. The use of durable plumbing is also important to prevent leakages.

Individual dwellings and tenancies should be provided with water meters. These should be visible to occupants, as this has been shown to result in reductions in water use.

7.2 Supply water efficiently

At least 50% of water consumed in homes and workplaces does not need to be of drinkable quality (for example water used for flushing toilets, washing laundry and watering parks and gardens). Rainwater should be collected or grey water reused to supply these uses. Grey water systems are often only feasible on large schemes as they require a dual plumbing system to be installed.

² See <http://www.environment-agency.gov.uk/research/library/publications/default.aspx>

It may also be possible to draw water locally from boreholes, or connect to existing local water supply systems that source water from boreholes. Generally, sites over chalk soils will be suitable for boreholes.

In new and existing homes, it is generally more economic to reduce water use by fitting more water efficient appliances and educating users in 'waterwise' behaviour before considering the use of either rainwater (except a garden water butt) or greywater. Also, efficiency measures save energy and CO₂ emissions, whereas greywater and rainwater systems often increase the total amount of energy and emissions.

Greywater – water originating from the mains wholesome water supply that has been used for bathing (showers or baths) and in hand basins are usually clean enough for flushing the WC, following the relevant treatment.

Rainwater – water collected from the external surfaces of buildings or hard-standing areas by diverting the flow to a storage tank.

Where gardens or landscape schemes need a lot of watering, simple, low cost greywater diversion systems can save considerable quantities of water at a time of peak demand. Similarly, the water butts and rain water collection tanks is able to capture rain from summer showers. .

For new large scale developments, using an alternative source of water for some applications that do not require drinking quality water may be a feasible Option, providing it is taken into account at the planning or construction stage.

It is important that occupants understand how to use the water supply systems in a building.

For more information refer to Environment Agency website

HARINGEY STANDARDS

Applications should demonstrate how the water demand of the development has been minimised through water efficient design.

- Residential developments should achieve a potable water use target of minimum 105L per person per day.
- Non-residential development should achieve at least 1 BREEAM credit for water consumption.
- Highly efficient water saving fixtures, fittings and appliances should be used.
- Development should include a system to collect rainwater for use in external irrigation/watering, unless this is not feasible due to site constraints.

- Selecting drought resistant or low water use plants will greatly reduce water demands associated with landscape.
- The development should connect to a local water supply or borehole where this is available.
- There should be 100% metering of all newly built property

In addition to the minimum standards, development should aim to:

- Residential developments should achieve a potable water use target of 80L per person per day.
 - Non-residential development should achieve at least 2 BREEAM credit for water consumption.
 - Use of grey-water for all non potable uses where feasible and safe.
-

Key sources of further information:

Adapting to Climate Change: A Checklist for Development, Three Regions
Climate Change Group, 2005

Conserving Water in Buildings: Fact Sheets, Environment Agency,
www.environmentagency.gov.uk

Building a Better Environment: A Guide for Developers, Environment Agency,
2006

8

AVOIDING ENVIRONMENTAL POLLUTION

This section looks at air quality, noise, land contamination, water quality and the amenity impacts of construction activity and how these can be addressed through:

- site selection,
- designing the development,
- planning construction activity, and
- the operation and use of the finished development.

The Council will adopt the precautionary principle on the issue of pollution, by taking decisions on planning applications so as to avoid possible environmental damage when the scientific evidence for acting is inconclusive but the potential damage could be great.

As part of the requirements to control and reduce potential or actual pollution resulting from development in the borough, developers will be required to carry out relevant assessment and set out mitigating measures in line with the national guidance.

8.1 Air Quality

The whole of the borough of Haringey is an Air Quality Management Area (AQMA) for the pollutants of NO₂ and PM10. The dominant source of NO₂ and PM10 emissions in Haringey is road transport with a variety of other sources contributing emissions.

Any development in an area of air pollution concern or is of a major size will require an air quality assessment (aqa) to be submitted with the planning application as part of the decision making process. In principal an AQA will be required;

- If the development is likely to cause deterioration in local air quality (i.e. once completed it will increase pollutant concentrations)
- If the development is located in an area of poor air quality (i.e. it will expose future occupiers to unacceptable pollutant concentrations/new exposure)
- If the demolition/construction phase will have a significant impact on the local environment (e.g. through fugitive dust and exhaust emissions).
- If the development prevents implementation of measures in the Air Quality Action Plan

Any mitigation measures should be incorporated into the design prior to application submission. The maps below show the main areas of air pollution concern.

Figure 1 - Modelled NO₂ Annual Mean 2007 for Haringey

Figure 2 – Air Pollution ‘Hotspots’ Areas

A comparison of emissions of the site both before and after development may also be required to inform the decision making process. Haringey Council Environmental Health will be able to provide further guidance and detailed information.

A planning application which does not include an air quality assessment that requires one will either delay the decision making process or planning permission will be refused.

Sources of Advice for Air Quality:

- London Councils Air Quality and Planning Guidance 2007.
- Mayor of London’s Air Quality Strategy 2010.
- Haringey Council Air Quality Action Plan 2010
- Haringey Council Annual Air Quality Reports.

8.2 Contaminated Land

Contaminated land is a material planning consideration and the development phase is the most cost effective time in which to deal with problems associated with past soil contamination. Sufficient information on the level and risks posed by contamination and whether it can be remediated to a safe level needs to be known before a development can proceed.

Where contamination is present, the site will need to be remediated to a level that is appropriate for the use being proposed. The most sensitive uses are housing, schools, nurseries, hospitals; children’s play areas and allotments.

Haringey Council will deal with proposed development sites that may be contaminated by use of a Planning Condition. This condition will inform of the steps that must be taken prior to any development being carried out and to ensure that the site is ‘fit for purpose’ and does not present risk of significant harm to people, the environment or structures (local receptors).

Haringey Council Environmental Health will be able to provide further advice and guidance.

Sources of Advice on Contaminated Land:

- Part IIA of the Environmental Protection Act 1990

- ODPM (2002); Development on Land Affected by Contamination consultation Paper on Draft Planning Technical Advice,
- British Standards Institution (2001); Code of Practice for the Identification of Potentially Contaminated Land and its Investigation - BS 10175:2001;
- A London Boroughs' Publication (2003); Contaminated Land: A Guide to Help Developers Meet Planning Requirements.
- Guidance for the Safe Development of Housing on Land Affected by Contamination (National House Building Council and Environment Agency) R&D publication 66
- Defra/ EA CLR guidance Documents.

8.3 Noise

Noise can have a significant effect on the environment and on the quality of life enjoyed by individuals and communities. In the London Borough of Haringey, noise can be a planning issue arising from a variety of different sources, in particular major roads and railways (e.g. London Underground, Stansted Express line, the Barking-Gospel Oak line). Dwellings that only have windows that open onto busy roads or railways are not supported by the council. Glazing should be used on windows to reduce noise levels inside buildings. However, this will only be effective when windows are closed and so should be used in conjunction with other solutions. Noise generating developments should contain noise through appropriate sound insulation and other noise reducing technologies.

PPS 24 states that noise is a material planning consideration. A noise assessment will be required to be submitted with the planning application if the proposed development is either a noise-sensitive development or an activity with the potential to generate noise. Assessments for residential developments will be assessed in accordance with the Noise Exposure Categories A-D within PPS 24. Developments adjacent to railways will require a vibration assessment as well.

Mechanical systems

Mechanical systems should only be used as a complement to natural ventilation to ensure a constant standard of indoor air quality. They should not create a noise nuisance and should be efficient, where possible including technology to recover heat energy for other uses. Where mechanical systems are used, careful consideration will need to be given to ensure air intakes are positioned appropriately.

Where mechanical ventilation is used, it should be designed to ensure no noise nuisance is caused to occupiers of other properties and that noise disturbance does not affect the property in which ventilation is situated.

Any mitigation measures should be incorporated into the design prior to application submission.

A planning application requiring a noise assessment that does not include one will result in either a refusal of planning permission or a delay in the decision making process. Haringey Planning & Enforcement teams may be able to provide further guidance and detailed information.

Sources of Advice on Noise:

- Mayor of London Noise Strategy
- British Standard 4142:1997 - “Method for rating industrial noise affecting mixed residential and industrial areas”.
- Approved document E of the Building Regulations - “Acoustic Design of Schools”.
- “Sound Control for Homes”, (Building Research Association and Construction Industry Research Association) 1993
- British Standard 8233:1999 “Sound insulation and noise reduction for buildings – Code of practice”,
- British Standard 6472:1992 “Guide to evaluation of human exposure to vibration in buildings (1Hz to 80 Hz)”
- British Standard 4142:1997 “Method for rating industrial noise affecting mixed residential and industrial areas”

In addition to the standards above the Council have the following statutory powers to control noise existing outside the planning system. The granting of planning permission does not remove the need to comply with these controls:

Environmental Protection Act 1990 Part III (as amended by the Noise and Statutory Nuisance Act 1993)

- Noise Act 1996
- Control of Pollution Act 1974 – Construction site noise and Noise Abatement Zones.
- Clean Neighbourhoods and Environment Act 2005
- London Local Authorities Act 2004 - Fixed penalty for nuisance
- Anti-Social Behaviour Act 2003
- Crime and Disorder Act 1998
- British Standard Institution Codes of Practice

8.4 Light Pollution

Poorly aimed lights can result in unnecessary light spillage. Any lighting installed should be designed so that it is directed to where it is needed and does not spill into neighbouring residential properties or affect wildlife.

Any development scheme which involves the installation of external lighting will consider the effect of light pollution. Light pollution is caused by obtrusive light penetrating into facing rooms or impeding the views of the night sky, causing glare or light spillage. Light pollution can involve the use of wasted electricity which is a waste of resource but also unnecessary use of energy.

Light pollution is a material planning consideration and therefore a light assessment will be required to be submitted with the planning application in order to assist determination. As a general guide, where it is proposed to

incorporate lighting in development sites, applicants are encouraged to submit details of lighting schemes, including light scatter diagrams, as part of the planning application in order to demonstrate that the proposed scheme is appropriate in terms of its purpose in its particular setting. In doing this it aims to minimise potential pollution from glare and spillage to neighbouring properties, roads and countryside.

A planning application requiring a light assessment that does not include one will result in either a refusal of planning permission or a delay in the decision making process. Haringey Planning & Enforcement teams may be able to provide further guidance and detailed information.

Sources of advice on Light Pollution:

- Guidance Note on Light Pollution 1994 - Institute of Lighting Engineers
- Starry Starry Night - BAA/CPRE Leaflet March 1994
- Factfile 2 - Floodlighting for Sport 1993 - Sports Council
- LG4 Sport - Chartered Institute of Building Services Engineers (CIBSE)
- Domestic and Commercial Security Lights and the Night-Time
- Environment 1993 - British Astronomical Association
- Lighten Our Darkness; lighting our cities - successes, failures and opportunities 1994 - The Royal Fine Art Commission
- Road Lighting and the Environment 1993 - Department of Transport

8.5 Biomass

Whilst it is widely recognised that biomass boilers are effective for meeting the 20% energy renewable requirement of developments for CO₂ savings and low carbon fuel, emissions from biomass boilers have an impact on air quality. Emissions include particulates and oxides of nitrogen (NO_x), which are of particular concern in Haringey, as well as dioxins and PM_{2.5}. Both PM₁₀ and NO₂ are pollutants of local concern that are controlled under the European Air Quality Directive and the Air Quality Standards (England) Regulations 2007. Both pollutants are exceeded across the borough and so the use of biomass in the urban environment requires careful consideration.

At the time of writing, regional policy on the use of biomass in Air Quality Management Areas is an emerging policy. The latest guidance and policy documents must be used when biomass plant is considered for any development within the borough.

For new development proposals requiring planning permission that include biomass boilers an emissions assessment must be undertaken and submitted with the planning application (this assessment will be coupled with the the normal concentration modelling assessment as required for certain development types). This emissions assessment must demonstrate NO_x and PM₁₀ emissions achievable under normal operating conditions are capable of meeting set emission standards as appropriate and determined by the Mayor. An annual certificate will be required as evidence of meeting these emission limits. Annual emissions will be controlled through an s106 agreement. In addition consideration must be given to the following:

- that the biomass meets national legislative requirements under the Clean Air Act. The whole of the borough of Haringey is designated a Smoke Control Area under the Clean Air Act 1993.
- that the biomass may require regulation by either the Environment Agency (EA) or the Local Authority (LA). Regulation is dependant on the size of the biomass; > 3MW inc. aggregated will require regulation by the EA, between 0.4 and 3MW is regulated by the LA. Developers must be aware that there are annual fees and charges applicable and that the permit will contain conditions that must be adhered to at all times. Biomass <0.4MW do not require regulatory controls.
- a chimney height calculation will be required with the planning application.

Haringey Council Environmental Health will be able to provide further guidance and detail regarding the information required. A planning application which does not include an air quality assessment that requires one will either delay the decision making process or planning permission will be refused.

Sources of advice for Biomass:

- Biomass and Air Quality Guidance for Local Authorities Leaflet by EPUK.
- Mayor of London Air Quality Strategy 2010.
- Biomass boiler information request template for local authorities – EPUK.
- Measurement and Modelling of Fine Particulate Emissions (PM10 and PM2.5) from Wood-Burning Biomass Boilers – Scotland SEPA report.
- Review of the Potential Impact on Air Quality from Increased Wood Fuelled Biomass Use in London – London Councils 2007

8.6 Protecting Water Sources

The London Borough of Haringey is underlain by the London Clay. Beneath the London Clay is the Chalk Aquifer which is the major aquifer of the London Basin, the River Lee being a tributary of the Thames. As it is overlain by impermeable clay, there is a low risk of the chalk aquifer being contaminated by surface water or groundwater. The only exception is the potential for piling or building foundations to penetrate the London Clay thus increasing the risk to groundwater.

However the groundwater vulnerability maps by the Environment Agency show source protection zones protecting two drinking water extraction sites in Haringey. This is in order to maintain the quality of this water source in line with Environment Agency: Ground Water Protection Policy and Practice, (GP3). Development proposals are not likely to be acceptable where there is an unacceptable risk of pollution of groundwater within Source Protection Zones 1 and 2, as defined by the Environment Agency.

Sources of advice for Water Sources

Building A Better Environment: A Guide for Developers, Environment Agency, 2006

8.7 Considerate Construction

Construction sites should be carefully managed and maintained to prevent sediment and chemicals washing into waterways or drains which empty into waterways, and also to control dust and noise emissions and vibrations causing nuisance to surrounding properties. The type of machinery used, hours that construction occurs and the times that deliveries are made should be carefully managed so as to reduce impact.

Planning conditions will be used to control impacts from the construction of new development. This may include restrictions on hours of operation and construction.

9

AVOIDING WASTE AND MINIMISING LANDFILL

BUILDING CONSTRUCTION

The type and source of materials in buildings has a major impact on sustainability. The production and use of building materials consumes large quantities of energy and resources and generates waste. The choice of materials used in a building therefore has important implications for the environment; wherever possible they should be selected to minimise negative environment impacts and the consumption of non-renewable resources.

A key concept when thinking about what materials to use is 'life cycle stewardship'. By considering the whole-life cost of materials, waste and carbon emissions resulting from the sourcing and construction of building materials can be greatly reduced. This means that the consequences and impacts of using materials must be considered from the point at which they are mined/harvested, through processing and manufacture, to installation, use, reuse/recycling and disposal.

9.1 Prevention > Preparing for reuse > Recycling > Other recovery > Disposal

All developments will be expected to follow a waste minimisation hierarchy: Prevention > Preparing for reuse > Recycling > Other recovery > Disposal

- Avoiding the creation of waste in the first place
- Reusing waste that is created as much as possible
- Allowing left-over waste to be recycled elsewhere as much as possible, minimising the waste that ends up in landfill.
- Thinking of the future of the new or reused building will have; will it in the future make reduced use, reuse of the building as a whole or recyclability its components as easy as possible through its robustness and flexibility.

HARINGEY STANDARDS

Council's priority is to reduce the amount of raw materials used over the lifetime of a development:

- Existing buildings on a site should be adapted and reused as much as possible. It may be possible to achieve other environmental objectives (such as improving energy efficiency) by small additions and adaptations to the fabric (such as new window fittings and extra insulation). Therefore the justification of need for demolition of building in an application will be required.
- Where the adaptive reuse of the whole building is not appropriate, developments should investigate reusing parts of the existing building.
- Demolition materials should be reused on-site where possible, such as for aggregate, fill or landscaping, or as part of new structures.
- Where additional building materials are required, the use of recycled materials is preferred and these should be from sustainable or local sources
- Demolition materials or surplus materials not required for the development should be collected for reuse and recycling in other building schemes.

Certificates

A **Site Waste Management Plan** will need to be submitted. The SWMP will need to contain a commitment to minimise waste generated on site and sort, reuse and recycle construction, demolition and excavation waste.

Demolition to be carried out in accordance with an approved **Demolition Protocol**.

The Council will expect a **Green Purchasing Plan** be provided in conjunction with any major development, and will expect that such a plan addressed each of the topics highlighted in this section.

The Council expects that at least 10% of materials in all new developments will be from recycled or reused sources.

London Plan suggests 95% of construction and demolition waste should be recycled and re-used by 2020. 80% of that waste should be aggregates in London by 2020. The London Plan is supported by supplementary planning guidance covering sustainable design and construction and renewable energy.

Building materials should be long lasting, taking into account what they are being used for and the conditions they will be exposed to (such as frequent traffic, pollution, weather and extremes of temperature). This will reduce the amount of materials needed to maintain them a building. 50% timber and timber products from Forest Stewardship Council (FSC) source or other approved source, and the balance should come from a known temperate source.

REUSE

9.2 Reuse of Existing Buildings

Existing buildings are an important resource. You should look to conserve rather than demolish buildings. It should be noted that separate building conservation policies in national, regional and local planning policy requires permissions and justifications for demolitions relating to designated Heritage Assets.

9.3 Reuse of Building Elements

Where development involves the demolition of existing structures, a Demolition Waste Audit should be undertaken using established methodologies, for example the BRE SMART Waste strategy. In the case of demolition, the opportunities for reuse of existing building structures for aggregate or lower quality uses such as access roads and footpaths should be maximised.

The Council expects that at least 10% of materials in all new developments will be from recycled or reused sources. Reclaimed materials are recovered from the waste stream and put back into use with minimal or no reprocessing. Examples include bricks, which may require removal of any adhering mortar and inspection for cracks, or timber doors, which may only require simple repairs.

Recycled materials require reprocessing before reuse, either as a primary material such as aluminium, or as a secondary material. An example of the latter is rubber floor tiling made from motor vehicle tyres.

Reclaimed and recycled materials can be used in many parts of the house building process, as well as for external site works such as roads and landscaping features.

As part of all demolition or partial demolition, you should seek to reuse suitable elements whole, including at least those elements listed below.

FACT BOX - Building Elements Suitable for Reuse

- Timber Doors and Windows can usually be removed whole and reused; all that is needed is for a structural opening to be made to fit the frame. In this respect timber has advantages over metal and particularly plastic (usually uPVC), which have to be anchored into the structure and particularly in the case of plastic are often damaged on removal.
- Other items of timber joinery including staircases can often be reused whole. as can steel staircases, bridges, etc
- Metal railings and gates can also be easily reused whole.
- Decorative stonework.
- Some Kitchen and many Sanitary Fittings.
- Some light fittings (although certification may be an issue).

If materials from demolished buildings on the site can not be re used, then they should as far as possible be disposed of to a second hand building materials supplier for use elsewhere. Concrete crushing, and the impact of demolition work on neighbours, should be discussed with the Local Authority.

Where development involves demolition, a Site Waste Management Plan (SWMP) will need to be submitted. The SWMP will need to contain a commitment to minimise waste generated on site and sort, reuse and recycle construction, demolition and excavation waste. Further information on what to include can be found on <http://www.netregs-swmp.co.uk/>. WRAP also has guidance documents on www.wrap.org.uk

DESIGNING ADAPTABLE LONG –LIFE BUILDINGS

Buildings should be designed to be adaptable. This will extend a building's lifetime. Building in flexibility is one way to enable adaptation as needs change. However, one cannot always predict correctly how needs will change; robustness and simplicity of design and use of common forms and timeless archetypes has been shown to also contribute to reusability.

9.4 Designing for “loose fit” buildings

Such buildings are not restrictively tailored to the requirements of the initial occupier. They are likely to be capable of being split up to allow for occupation by several different users, and to accommodate a range of different uses. The location of services and stairs are the most critical features in determining the flexibility of a building, as these are the most difficult and expensive to relocate.

9.5 Build and environmental quality

A building which is to be designed for a long life, should aim at high quality materials and high quality design, in order to encourage re use at a future time, in preference to demolition and redevelopment.

USE OF LOW IMPACT BUILDING MATERIALS

Building materials should be selected as far as possible on the basis of a sustainable supply, and on the basis of the least possible energy consumption being involved in their manufacture. Such low impact materials include things like earth, straw, cork and hemp. Timber is also a relatively low impact product, but care should be taken that sources of supply are managed in a sustainable way. The growth of trees has the further advantage of locking up atmospheric carbon. Consideration can be given to use of cement or lightweight concrete using waste or by product materials. On the other hand, high energy input materials include plastic, steel, aluminium, and uPVC.

9.6 Minimisation of transport costs for building materials

Materials should be selected in such away that overall transport costs are minimised. This includes all aspects of transport, from the collection of raw

material, to delivery to the building site. The transportation of materials to site contributes significantly to carbon emissions. The Council expects that 50% of materials will be locally sourced in order to minimise carbon emissions from transportation.

Maximum transport distances for reclaimed materials

(source: BRE's Green Guide to Housing Specification) Materials	Distance (miles)
Reclaimed tiles	100
Reclaimed slate	300
Reclaimed bricks	250
Recycled aggregates	150
Reclaimed timber (e.g. floor boards)	1000
Reclaimed steel products	2500
Reclaimed aluminium products	7500

¹The requirement is defined as a % of materials value, not total project value, i.e.: it excludes labour and various other costs. The selected metric is value and not mass as this reflects the availability of cost data within standard construction practice — whereas a percentage by mass or volume would be expensive and impractical to implement. It also encouraged high-value application of recycled materials.

²WRAP — Opportunities to use Recycled Materials in House Building:

9.7 Embodied Energy

The Building Research Establishment (BRE) has produced a **Green Guide** to Specification, which assesses the embodied energy of different materials.

In the BRE Green Guide, building materials and components are assessed in terms of their environmental impact across their entire life cycle - from 'cradle to grave', within comparable specifications. This accessible and reliable information will be of great assistance to all those involved in the design, construction and management of buildings as they work to reduce the environmental impact of their properties.

The Council requires that at least 3 out of the 5 following elements be specified using materials with an embodied energy rating between A+ and D.

- Roof
- External walls
- internal walls (including separating walls)
- Upper and ground floors (including separating floors)
- Windows

WRAP (Waste and Resources Action Programme) is a not for profit company backed by the Government to help individuals, businesses and local authorities reduce waste, recycle more, make better use of resources and help tackle climate change. WRAP has produced numerous publications and tools to help minimise waste in the construction process, which can be accessed on www.wrap.org.uk

London Remade is a not for profit business that works in partnership to develop and improve waste management, recycling and green procurement in London. Their recycling programmes include a sustainable product directory. Further information can be found on www.londonremade.com

ICE Demolition Protocol

The Institute of Civil Engineers (ICE) and Chartered Institute of Waste Management (CIWM) Protocol provides methods to assess and recover demolition material as well as specify recovered (recycled & reclaimed) material in the new build. The detailed documents can be found on the following websites:

www.ice.org.uk

www.envirocentre.co.uk

RESPONSIBLE SOURCING CERTIFICATES

The responsible sourcing of materials provides a holistic approach to managing a product from the point at which a material is mined or harvested in its raw state through manufacture and processing, through use, re-use and recycling, until its final disposal as waste.

9.8 Timber

Timber is the material most associated with certification of responsible sourcing. The incorporation of timber from sustainable sources is considered best practice. Haringey would anticipate that at least 50% of timber be from Forest Steward Council approved products and that the remainder be sourced from temperate, rather than tropical sources.

When buying timber products, look for the Forestry Stewardship Council (FSC) or Programme for Certification of Forest Management (PEFC) logos or equivalent environmental scheme, together with chain of custody certification, which verify the timber is from a sustainable source.

9.9 LB Haringey Corporate Guidance

Haringey Council will only accept Change of Custody (CoC) certification if it is from a Government approved programme. These are from the Forest Stewardship Council, Programme for the Endorsement of Forest Certification,

Sustainable Forestry Initiative and Canadian Standards Association. Currently as shown below:



Building Resource Establishment (BRE Global) has launched a new framework standard for the responsible sourcing of construction products - [*BRE Environmental and Sustainability Standard \(BES\) 6001: 2008*](#), intended to assist with the assessment for Code for Sustainable Homes ratings.

Softwoods (including Pine and Western Red Cedar) are generally more likely to be from sustainable sources as they are so much faster growing; low priced tropical hardwoods are almost certainly the result of unsustainable clear felling of virgin tropical rainforest. Sourcing timber grown in the UK reduces transport environmental damage but sources of durable softwoods are generally overseas.

Where paints and/or preservatives are used, their sustainability needs to be considered from the point of view of materials required in their production (particularly heavy metals and hydrocarbons), health hazards in their use and maintenance (particularly watch for fumes from some paints and stains and runoff if it may affect drinking water) and the likely problems of disposal at their end of life (they may render timber hazardous waste that should not be burned).

In contrast, untreated timber can easily be recycled at the end of life, otherwise it can be safely disposed of, and issues with preservatives do not apply. Untreated Western Red Cedar can have up to 40-60 years of life span

Fixing materials and other accessories need also to be considered from a sustainability point of view. Metal fixings may be reusable or recyclable if they can be separated.

FACT BOX - Timber Cladding

Appendix A offers our Code of Practice for the use of Timber Cladding, covering:

- Timber as building material, outlining history and principals.
- Suitable Species and Finishes, including where there is a requirement for treatment of preservatives.
- Appearance and Colour (treated and untreated).
- Sustainability of all the products used; the timber itself; treatments, coverings and fixings
- Design and Construction Strategies for Durability.
- Suitability in Conservation Areas.
- Good Practice Examples in Haringey.
- and Links.

Key Sources of Information

www.londonremade.com

Not for profit organisation helping source reclaimed or recycled materials

www.salvo.co.uk/

Listing of sources for salvaged construction material

<http://www.wrap.org.uk/procurement>

The Recycled Product Guide (WRAP); targeted brochures on Demolition Protocol

http://www.aggregain.org.uk/procurement/quick_wins/opportunities_1.html

'One-stop' source of practical information on the use of recycled and secondary aggregates. Opportunities to use Recycled Materials in Building: Reference Guide

http://www.aggregain.org.uk/procurement/quick_wins/opportunities_to.html

Opportunities to use Recycled Materials in House Building: Reference Guide

http://www.aggregain.org.uk/procurement/quick_wins/opportunities_3.html

Opportunities to use Recycled Materials in Preliminary Building Works and Civil Engineering: Quick Wins Guide

<http://www.greenspec.co.uk/> NGS GreenSpec; Technical specifications, design and product information for sustainable construction

www.recycledproducts.org.uk Comprehensive listing of recycled products available in the UK

Code of Practice – Use of Wood Cladding

Timber as building material

Timber is one of the oldest materials used for building construction. It is a popular cladding material. It is versatile and widely available, of natural origins, and easily worked and fitted dry. It is also widely perceived as having potentially strong environmental qualities; renewable, reusable, biodegradable and of minimal embodied energy. These qualities should be balanced against transport costs, level of chemical treatment, and the level of maintenance needed for some timbers as discussed below.

In Haringey, timber cladding would be considered appropriate in a rural, parkland or garden setting but would be unlikely to be considered appropriate in a more urban conservation area. For instance, the Bowling Pavilion in Bruce Castle Park is seen as a positive contribution to the Bruce Castle Conservation Area; however, this building stands in a green parkland context. Wood cladding will not be appropriate in the Tottenham High Road. Its character appraisal states that “the highest quality red and yellow stock facing brickwork is recommended to match the predominant materials that define the appearance of the High Road.”

When timber is used as cladding, providing there is a good water run-off, adequate ventilation behind the cladding and sensitive design, it should last many years. However, choice of species, design strategies and construction methods make a big difference to durability and sustainability of timber cladding. Some of these issues are discussed below:

Suitable Species and Finishes

Appearance, durability, cost and workability influence choice of materials. Most timber species require protection from decay. There are many reasons why timber deteriorates, but the main cause of failure is fungal decay, which occurs if the moisture content within the timber is in excess of 20%.

- Non-durable species such as spruce, fir or pine / European Redwood (*Pinus Sylvestris*) require **chemical treatment**, typically by pressure impregnation of chemicals with preservative properties such as boron or organic solvents.
- **Thermally modified timber** is a new alternative; controlled heat treatment to temperatures over 200°C confers improved durability and stability. Expected service life for thermally modified, uncoated timber cladding is 30 years.
- Some species **do not require any treatment or preservatives**; these include some naturally dense hardwoods (usually tropical and expensive for use as cladding), durable temperate hardwoods such as European Oak and Sweet Chestnut (but not their sapwood) and

durable softwoods such as European Larch and Western Red Cedar, that themselves produce oils that act as a preservative.

Appearance and Colour

Untreated wood, for instance Western Red Cedar, undergoes a radical change of colour from red-brown to silver-grey. When it reaches this, it remains stable and durable for many years. However less exposed areas such as beneath overhangs may take longer to undergo the change. Because it does not require any chemical treatment, the use of hardwoods like Western Red Cedar is considered to be more sustainable. Untreated Western Red Cedar can have up to 40-60 years of life span.

For softwood, use of paint, stain or varnish, even supposedly colourless or matt stains and varnishes will always change the appearance of the timber from its “natural” state. This should be borne in mind when appearance is assessed. Maintenance issues need to be taken into account such as the likelihood and easiness of reapplication of paint and varnishes.

Design and Construction Strategies for Durability

Although timber cladding is reasonably easy to fix, there are some key points that need to be taken into account to ensure long term durability and quality. Key areas are ventilation, detailing at corners and near to the ground, avoiding the exposure of endgrain and choice of fixing materials.

Some design strategies that can enhance durability by reducing the risk of wetting and removing moisture promptly are:

- Protect from rainwater with large eaves overhangs – 600mm optimal;
- Splash Zone - terminate the cladding at least 150mm above ground levels, preferably 250mm;
- Ensure cladding is not directly in contact with porous materials;
- Include a well ventilated and drained cavity behind the cladding. This should be at least 19mm wide;
- Seal End Grain; exposure is often fatal to durability of timber, it being so much more susceptible to soaking up moisture, and also to simple abrasion damage which may result in exposure of untreated substrate;
- Battens should be preservative treated, structurally graded and fixed in the opposite direction to boards; watch for their visibility between gaps;
- Moisture Content of timber; should be between 13 – 19%, less for heat-treated timber;
- Allow sufficient gap between cladding sections to prevent capillary paths; 5mm is recommended; greater where cladding is treated as a “rainscreen” and some rain is allowed to be blown into the cavity and managed there;

- Corners, especially with horizontal boarding, should never be mitred; in horizontal timber cladding best appearance is achieved with a vertical batten of the same timber in the same plane, but this requires careful detailing;
- Use stainless steel fixings : Reactions of incompatible materials, particularly metals used in fixings and zinc in flashing in many woods with high tannin content including Western Red Cedar or any “young” timber, can be avoided by such methods as only using stainless steel fixings in and below the wood;
- “Green” (not colour, or ecological standards, but kiln dried recently cut) timber; allowance must be made in detailing for inevitable shrinkage;
- Tongue and Grooved timber of any timber type must accommodate inevitable natural thermal shrinkage and expansion.

Suitability in Conservation Areas

In Conservation Areas the use of external facing material generally matching in appearance or complementary to those historically dominant is important, as is ensuring those materials; detailing and finishes are all of the highest quality.

Timber cladding would only be considered in Conservation Areas where that would be consistent with the character of the conservation area. Haringey’s SPG2, Conservation and Archaeology, Clause D1 requires that “traditional or other durable natural” materials should be used.

Good Practice Examples in Haringey:

- Finsbury Park Café, Finsbury Park, N4
- Broadwater Farm Children’s Centre, Adams Road, N17
- Housing at Sakura Drive, Albert Close, N22
- Housing at Silver Court, Reform Row, N17
- Bruce Castle Bowls Club N17

Links:

- [TRADA \(Timber Research and Development Association\) Info Sheet: External Wood Cladding](#)
- [BRE \(Building Research Establishment\) Timber leaflet](#)
- [Wood For Good: Fact Sheet No. 2: Timber Cladding](#)
- [Lambeth Recommended Materials Spreadsheet](#)
- [Designing with Green building materials](#)

TRADA (<http://www.trada.co.uk/index.html>) and BRE (<http://www.bre.co.uk/>) provide detailed good practice guidance.

10

SPACE FOR SUSTAINABLE WASTE MANAGEMENT

Sustainable Waste Management

The Council will seek to ensure that new developments in the borough help implement borough wide targets on recycling and composting. At least 45% of household waste to be recycled or composted by 2015. The Council also aims in its own facilities and services and requires developments to contribute to provide facilities to recycle 70% of commercial and industrial waste by 2020.

Waste Hierarchy

All developments will be expected to follow a waste minimisation hierarchy:

Prevention > Preparing for reuse > Recycling > other recovery > Disposal

This will apply to the way a development is constructed. However, the design of development will need to ensure it can be used in accordance with the above principles. Recycling facilities should be as easy to access as waste facilities.

This includes providing sufficient facilities and enough space for composting organic waste, and for storage of dry recyclables. Compostable waste may be manually collected (usually separated into food and garden waste) or composted at home. Alternatively, the Council will encourage incorporation of or access to new waste recovery facilities (anaerobic digestion, pyrolysis/gasification) especially to provide a renewable source of energy e.g. methane or hydrogen

The Council currently has scheme in place for dry recyclables: paper, cardboard, plastic bottles, trays, pots and tubs, plastic bags, drink cartons, aluminium and steel tins/cans, glass bottles and jars. More products are continuously being added as technology is developed and the council will continue to expand products collected as it becomes viable.

Supplementary guidance is provided below regarding the following:

10.1 Accessible Storage Facilities for Sustainable Waste Management

In planning for any development, consideration should be given to how storage and collection of household and commercial waste and recyclable material can best be incorporated.

It should be borne in mind that collection frequencies for recycling and commercial waste might differ from those of normal household waste and recycling. Household collections are normally on a weekly basis whereas it is not unusual for commercial waste to be collected on a daily basis.

Each application will have to be judged according to the expectation at the relevant location with regard to anticipated volumes of recyclate and/or commercial waste.

All waste storage areas, internal and external, must be easily accessible to both collectors and occupants. Enough space should be provided on-site to securely and safely store all waste and recycling bins. This storage space should be designed according to the following principles:

- Wheelie bins or bulk waste containers must be provided for household collections and must be stored off-street at all times.
- Wheelie bins must be located no further than 25 metres from the point of collection.
- Bulk waste containers must be located no further than 10 metres from the point of collection.
- Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible to avoid rutting. Dropped kerbs should be installed as necessary.
- If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Environmental Resources if required.
- Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.
- All doors and pathways need to be 300mm wider than any bins that are required to pass through or over them.
- If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.
- Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.

- In exceptional circumstances where it is not possible for waste to be containerised, adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.
- Occupants should not have to walk more than 30 metres to the storage area, from the point of exiting the premises.

Haringey currently uses a variety of refuse trucks, but access should be designed to accommodate the Dennis Eagle TwinPack 70/30, which is the dual-compartment version of a normal refuse truck. Given the possibilities for development of waste services, it is probably sensible for this to be used as the basis of planning guidelines, rather than the more manoeuvrable single-compartment version. Details of this vehicle's space requirements can be found at Appendix 1. Access roads used by waste collection vehicles need to be wide and constructed to withstand vehicles up to 26 tonne with sufficient radius for turns or reversing manoeuvres to be made.

Vehicles should never have to reverse into or from a highway to make a collection. Where collection vehicles do have to enter developments there should be sufficient on site turning circles or hammerheads to allow safe egress.

10.2 Facilities Required in Residential Developments

All new residential developments should include provision for refuse and recycling storage internally and/or preferably externally (as appropriate). Every application received will be expected to indicate on internal layout drawings an area of dedicated waste and recycling storage in the kitchen or other area as appropriate.

Typical Houses and other street properties - The standard household collection service currently provided in Haringey (c.75, 000 households) is a kerbside service for residual waste using a 240 litre wheelie bin and a separate kerbside service collecting dry recyclables (using green box – 55 litres), garden waste (foldable plastic sack – 120 litres) and food waste (21 litre lockable outdoor container - used in conjunction with 5 litre internally stored kitchen caddy).

Smaller households may be provided with smaller wheelie bins if they do not require the standard 240 litre size wheelie bin, for example one-person-households. However size provision should take the precaution of over providing to allow external collection point storage space for:

- 2no. 240 litre wheelie bins (in case the green box recycling service is replaced by a wheelie bin recycling service);
- 1no. food box; and
- 1no. re-usable garden waste sack.

Where wheelie bins are to be used they must be located within 1.2 metres of the front, side or rear boundary of the property according to where the collection vehicle is required to gain access to them. The characteristics of the path over which wheelie bins need to be pulled to the collection vehicle should be similar to those stated at 10.1 above. However, wheelie bins will not require individually installed dropped kerbs provided any kerb to be negotiated is no greater than 100mm in height. The maximum pulling distance for wheelie bins from storage to collection point is 25 metres but where possible this should be less.

Container sizes are detailed in appendix X.

Typical blocks and estates - The standard household waste collection service currently provided for managed blocks and estates in Haringey (c.23, 000 households, private, social landlord and council-managed) is separate on-site bulk bins for residual waste and dry recyclables. Containers supplied for both are usually 1100 litre Eurobins. The ratio between the numbers of Eurobins required to the number of households using them has been established over time but as the emphasis on recycling increases, these ratios are changing. When determining the number of eurobins required for waste and recycling containers in blocks of flats, and therefore the space required to store them, the following principles should be used:

- the ratio for the overall number of waste and recycling containers required is 1:5, i.e. one 1100 litre Eurobin per five households based on once per week collection, therefore every block must have space for at least this number of containers, no matter what the mix between residual and recycling containers may be;
- the ratio for residual waste eurobins can rise to 1:8 based on once per week collections where recycling eurobins are provided; and
- the ratio for recycling eurobins is 1:10 based on once per week collections where residual eurobins are provided.

These ratios may not translate easily to small blocks of flats. Where specific advice and guidance is required to determine numbers and space for waste and recycling containers the Environmental Resource Service will provide this.

The Council does not currently provide food waste collections for blocks of flats but is planning to do so in future, probably using 240 or 360 litre wheelie bins. As such it would be prudent to allow space for a ratio of 1:5 based on once per week collections and for any housing of food waste bins to be separated if possible in a vermin-resistant and smell-proof enclosure within the main waste container storage area. Further information will be provided when available.

Housings for bulk waste containers should be large enough to hold enough containers so that a once per week collection is sufficient and high enough to allow lids of containers to be fully opened. Internal layouts need to allow all

containers to be accessed by occupants without the need for bin rotation. Housings may need to be lit so that they are safe to use and service during the hours of darkness. Ideally, larger housings should have washing down facilities and drainage.

Container sizes are detailed in appendix XXX.

For large developments the Council may provide twice per week collections to avoid unnecessarily large waste housings being constructed. Developers should seek advice from the Environmental Resource Service regarding waste storage requirements, preferably before submitting planning applications.

Also, for very large developments, consideration should be given to providing large scale modern waste and recycling handling arrangements which can help to improve recycling performance. Developers that may be interested in such a system should seek advice from the Environmental Resource Service, preferably before the design stage.

Large blocks of flats often suffer from problems with bulky waste being left randomly in waste container areas or elsewhere on the property, causing eyesores and encouraging flytipping which adversely affects residents. Therefore it is prudent to provide bulky waste storage areas where residents can leave their large waste items for collection. If these areas are protected from the weather, it enhances the possibility that unwanted items can be taken for re-use rather than disposal. Developers should seek advice from the Environmental Resource Service regarding dimensions, design and access requirements for bulky waste stores, preferably at the design stage.

Flats above shops - A limited number of properties (c.5000) are offered a daily sack only collection service for residual waste and dry recycling using clear sacks. This service is generally offered only to flats above shops on main roads with sacks being collected from the pavement outside at the same time as collections from businesses. Collecting waste in sacks from the pavements is not an ideal collection model and should be avoided unless absolutely necessary as it goes against the Council's policy that all waste must be containerised wherever possible.

New developments incorporating flats above shops must have waste and recycling storage provision in accordance with the guidelines set out above for blocks of flats and estates. Refurbishments of flats above shops should seek to allow for off-street waste and recycling container storage, but where this is not feasible, collection of sacks from the pavement will be allowed.

Some purely residential areas have a dry recyclable and residual waste sack-on-the-street collection because the existing houses have no space for storage. This is not acceptable in new developments.

Home Composting - Space for on-site composting should also be provided. For homes with private gardens, there should be:

- Enough to hold 240L of organic waste per dwelling with a garden and 70L per dwelling without a garden.
- Designed as part of private or communal green spaces on a site.
- Located in an easily accessible location that is well drained and receives as much sun as possible.

Where it is not possible to treat compost on-site due to site constraints, waste storage areas should be adapted to store organic waste separately from other refuse, should collection schemes for organic waste be provided in the future.

Where blocks and estates or groups of cooperating homes wish to set up shared or managed composting this is encouraged. We also encourage linking such schemes with local food production.

Space should be provided inside buildings where occupants can separate out waste into separate containers for recyclables, organic waste and non-recyclables.

10.3 Facilities Required in Non-Residential Developments

Applications will need to provide information on the expected waste to be generated by the proposed use and the frequency of collection and explain how the storage capacity provided is adequate, including for organic waste. Generally, enough space to store waste for a week should be provided.

British Standard BS 5906:2005 should be used to calculate the capacity of waste storage needed. Where the end user of a building is not known, calculations should assume the highest levels of waste generation likely for that use class.

Adequate internal storage must be provided for the storage of recyclables and waste matter on all non-residential development. Consideration will be given to the type of use of the premises and the likely level of the generation of waste, as well as the type of container that may be required for the waste.

Environmental Health must be consulted prior to the submission of any planning application involving the provision of food or drink, and their comments submitted to Planning as part of the application.

Where extensions to commercial premises are proposed, consideration will be given to the storage of waste on the site, and care will be taken to ensure that adequate space is provided within the curtilage of the development. Under no circumstances will the storage of any waste be permitted on the public highway or footway.

Additional considerations:

- Storage of bins on public streets will not be supported.

- Storage areas for household bins should be separate from storage areas for non-residential development.
- Recycling facilities should be as easy to access as waste facilities.
- Larger restaurants must include separate storage provision for waste cooking oil and this must be indicated on the specified waste drawing. Advice will be sought from Environmental Health as to whether such facilities are required when a restaurant is proposed
- An operational waste management plan should be submitted with the application.

Developers should seek advice from the Environmental Resource Service regarding commercial and household waste storage requirements at mixed use developments, preferably before submitting planning applications.

Street Waste Bins - Bring Banks (1100 L bins) and Recycling Litter Bins for dry recyclables on high streets, near transport hubs and in other public areas.

Community Recyclables Collection Centres - Recycling Bins for dry recyclables are provided at all schools and a number of community centres and council office buildings.

Provision should be made for local shared recycling facilities at the rate of one site per 500 persons or per 1000 habitable rooms as well as facilities for kerb side collection. Developments that incorporate this number of units or would take existing provision in an area over this rate should include local Community Recycling Collection Centres or similar facilities in the development.

10.4 Waste Management Plans

The Council requires large developments to provide a Waste Management Plan with any planning application. The form of the plan is at the discretion of the applicant. The content of the plan must include full details of the arrangements for the storage and collection of waste for disposal (residual waste) along with waste to be recycled (recyclate). The plan must make reference to the following:

- The number, type and size of receptacles to be dedicated to storage of residual waste.
- The number, type and size of receptacles to be dedicated to storage of recyclate.
- The position where both types of receptacles are to be stored between collections.
- The size, design and materials used in construction of any housing built for the storage of both types of receptacle.
- Access arrangements for persons using receptacles showing that consideration has been given to safety, equalities, convenience, user

friendliness and maximum walking distances under building regulations.

- Access arrangements for persons collecting residual waste and recycle giving consideration to Health and Safety at Work Act, recommended maximum pulling distances for receptacles, vehicle access/height/turning requirements and the construction and width of pathways, doors and access ways.
- For mixed use developments, how commercial/industrial residual waste and recycle will be stored separately from household residual waste and recycle so as to avoid abuse of facilities by either user.

10.5 Hazardous Substances

Under the Planning (Hazardous Substances) Act 1990, the accompanying regulations and Circular 11/92: Planning Controls for Hazardous Substances, hazardous substance consent must be obtained for the presence of amounts above the controlled quantity. The Planning (Hazardous Substances) Regulations 1992 specify the substances and their controlled quantities. Under these controls the Council will give consideration to whether the proposed storage or use of a significant quantity of the hazardous substances is appropriate in a particular location.

The latter contains further detailed guidance on the storage and disposal, including recycling, of waste material. It also provides advice to small businesses on issues around sustainability.

10.6 Treatment of contamination on site

Suitable measures to treat contamination, if possible on site, so as to enable development of the land to take place are to be encouraged.

10.7 Development Proposals for Improved Waste Management

This includes the development of new or improved facilities which provide for amore effective waste management service, subject to satisfactory environmental considerations.

Due regard should be given to the policies as set out in the North London Joint Waste Strategy² which incorporates the Council's Recycling Plan. The strategy considers the waste hierarchy, the management of specific waste streams and identifies the waste facilities that North London will require to meet its targets for recycling/composting and diverting waste from landfill over the next 16 years.

The Mayor of London has produced a Municipal Waste Management Strategy³. The Mayor's vision is that by 2020 municipal waste should no longer compromise London's future as a sustainable city. This leaflet has

been prepared in accordance with the broad aims of the Mayor's Draft Waste Strategy.

Further information

A Report on the Demolition Protocol, prepared by EnviroCentre Ltd for London Remade

Building A Better Environment: A Guide for Developers, Environment Agency, 2006

British Standard BS 7543:2003 – Guide to durability of buildings and building elements, products and components

Green Guide to Specification, Building and Research Establishment

British Standard BS 5906:2005 – Waste management in buildings

Building Regulations Approved Document H – Drainage and Waste Disposal

www.londonremade.com Not for profit organisation helping source reclaimed or recycled materials

www.salvo.co.uk/ Listing of sources for salvaged construction material

www.aggregain.org.uk Sustainable Aggregates Information Service, WRAP,

The reduction of waste will have cost saving implications for any business, small or large. The provision of space for recyclable material in commercial developments is likely to result in lower commercial waste collection charges. The following bodies may be of help in disposing/cutting down on the production of waste for businesses:

www.envirowise.gov.uk The Government's Envirowise can carry out a waste mapping and costing exercise for your business (more suited to manufacturing businesses), and if you are a SME they can arrange a free site visit. A large number of Guides are available free on the website to download which will help with the more energy efficient running of businesses. Green Efficiency: Running a Cost Effective Environmentally Aware Office (GG256) is an example of their publications.

Mail Preference and Fax Preference Service Unsolicited mail can be cut down by contacting the Mail Preference and Fax Preference Service on 08457 034 599. Good practice in use of paper in offices can further reduce waste, and excess paper production should always be recycled.

OFFERS Office furniture can be reused by contacting OFFERS (Office Furniture Fittings and Equipment Recycling Scheme) on 020 7703 5222.

www.realise-it.org REALISE is a computers/IT equipment recycling network in central London.

www.bioregional.com Bioregional provides a free advice line and support materials on how to begin recycling in your office. They also stock 100% recycled paper.

www.londonremade.com London Remade has information on organisations providing office recycling services. They are a strategic partnership

developing markets for recycled products and are responsible for the Mayor's Green Procurement Code.

www.createuk.com CREATE Tottenham recycle certain electrical appliances (washing machines, televisions videos and computers).

DRAFT

11

PROTECTING and ENHANCING BIODIVERSITY

Haringey is a small, largely urban borough. However there are a wide variety of natural environmental assets in our area. The Lee Valley Regional Park straddles the eastern boundary of Haringey. Areas of the Lee valley are protected by European laws. Beyond the Lee Valley there are 44 sites of biodiversity importance in Haringey identified in the planning policy documents.

It is important that development proposals respect and protect existing habitats and wildlife in Haringey. The proposals should also contribute to enhancing the local environment.

To do this it will be important to understand the site and its context which should be built into the development process early on. We expect to see that considering biodiversity early in the design process, measures identified to preserve and enhance biodiversity can be incorporated into buildings at little extra cost.

Biodiversity does not have to limit development but can enhance it through features such as green roofs for insulation and rain retention, and ponds for SUD systems.

The Council will expect the following hierarchy and measures incorporated to the design and construction of new developments.

11.1 Avoid harm to protected and priority species and their habitat

There is potential for protected and priority species of plants and animals to be located on most sites. All types of development, including changes in the way land is used, alterations to roofs and walls, and extensions have the potential to harm or disturb plants and animals. It is important that enough information is known about the ecology of a site to allow development to occur in a safe way.

Development that will result in disturbance or harm to protected and priority species must be avoided. Natural features that could provide habitat, such as mature trees, hedges, shrubbery, ponds and deadwood, should be retained, as it is preferable to work with existing habitats than replace with new ones.

In many cases, potential harm to plants and animals can be minimised by sensitively designing the layout, scale and landscaping of a development. This includes avoiding the loss or damage to trees and ensuring buildings do not change the microclimate on a site in a way that damages plants and animals (such as through overshadowing, heat from walls or wind tunnels). Overspill from lighting can also affect habitats and wildlife.

The way a development is built can also cause disturbance or harm to animals and plants. The construction process should be carried out in a way that avoids disturbance and harm to plants and animals. Root protection zones should be defined around trees and kept clear of buildings, construction activity and hard paving.

Appropriate maintenance and management plans should be prepared to ensure that plants and animals are protected during use of land and buildings. This includes controlling the use of outdoor lighting, considering how lawns should be mown and installing signage to educate the public about features of nature conservation.

The council will protect trees that are considered to be an important feature of the local environment by designating them with a Tree Preservation Order. Planning obligations will be used to control the impact of development on protected and priority species and their habitat. This includes requiring the monitoring of impacts and the submission of evidence that compensation has been implemented successfully.

11.2 Compensate for any unavoidable harm

The negative impacts of the development should first be reduced as much as possible through design, construction and management. The compensation could include replacement, enhancement, recreation or relocation of habitat or species. The type, quantity and quality of compensation should result in a net overall benefit to protected and priority species. Generally, this means 'like for like' replacement or better.

11.3 Create and enhance habitat

Even where little biodiversity interest has been identified on a site, developers should aim to create features that will provide habitat for wildlife. The design of landscaping presents an obvious opportunity for enhancing biodiversity. However even where there are space constraints, there are many different ways habitat improvements can be achieved in cost effective ways, including through green roofs and installing bat bricks, bird boxes or stag beetle loggeries.

New habitat should link to existing nearby habitat and opportunities taken to improve the ecological value of nearby public open spaces. This includes by contributing to green corridors between larger areas of open space. Native plant species should be used.

Where new habitat is created, it should be properly maintained and protected against vandalism and accidental damage.

Trees should be planted in appropriate locations where they have enough space to grow and will not cause unwanted overshadowing.

Where problem species exist on a site these should be removed and replaced with more appropriate species. Development may also contribute to biodiversity by replacing problem species that exist in locations near to a site.

Landscape Schemes

Some general principles to consider in a landscape scheme:

Provide a good vegetation structure – trees and shrubs will provide shelter, food and nesting sites for a whole host of birds, bats and other mammals.

Incorporate tree planting on or off site, including by ensuring adequate space is provided for larger, shade providing trees to grow. Tree planting should be designed to complement the other enhancements provided, including by connecting up areas of canopy cover and creating green corridors by providing links with green areas off site.

Supply feeding areas – planting a range of flowering plants, including Night-scented plants, will provide a source of nectar for a range of species such as butterflies and bumblebees and will attract insects for bats to feed on. Also consider berry producing shrubs to provide a natural food source for birds.

Use space innovatively – even small areas of landscaping can be designed for biodiversity, for example through incorporation of climbers on walls and fences to provide shelter and a food source.

Incorporate loggeries - dead wood and log piles will provide a habitat for insects such as Stag Beetles and hibernation sites for small mammals such as hedgehogs.

Use rain water – harvested rainwater can be used for landscape irrigation or to create natural water features which benefit birds. Use of drought resistant plants which will need less water should also be considered.

Complement landscape schemes with **other biodiversity features** – consider the use of other features such as hedgehog boxes, ladybird houses and insect hibernaculas to complement your landscape design.

Wildlife friendly planting – when deciding on planting schemes consider a variety of nectar rich plants and shrubs which flower at different times of the year to provide all year round colour and nectar.

BOX- HARINGEY STANDARDS

Avoiding Harm

Developers must comply with protected species legislation. A precautionary approach will be taken. Where development could result in harm to protected or priority species, a Scoping Study will be required. This study will identify if protected or priority species are using the site. In many cases this will involve a quick assessment by a trained ecologist.

Site surveys should be undertaken at the appropriate time of year for the species concerned.

The council will refuse applications that do not provide enough information on protected or priority species.

There should be no net loss in ecological value of a site. The proposal must not reduce access to nature or harm the ecological value of any site of importance for nature conservation (SINC) or local nature reserve (LNR).

A Tree Report should be submitted

Enhancing Biodiversity

All development needs to contribute to improving biodiversity in the borough and should increase the number and coverage of plant species on a site.

Artificial habitats, such as Swift boxes, bat bricks and stag beetle loggeries, should be integrated into the design of buildings, unless this is demonstrated to not be feasible. This is particularly important where there is limited space for natural habitats.

Green walls or roofs are to be included in the scheme, unless this is not feasible.

Design and Access Statements should explain how the development has been designed to maximise its contribution to nature conservation in light of site constraints. This should include information on plant species that will be used and how opportunities to link with nearby open spaces have been addressed.

Where specialist habitat areas are proposed, information on how the new habitat will be managed and maintained throughout the lifetime of the development should be provided.

Net gain of biodiversity and access to nature on the development site and a reduction in areas of deficiency in access to nature

Special Consideration for Sites Known to Contain Protected or Priority Species

Where species are known to use a site, or a Scoping Study recommends, a full ecological assessment should be submitted with planning applications. This assessment should explain how negative impacts have been minimised. Where negative impacts are unavoidable, justification should be provided on how these are outweighed by the environmental, social and economic benefits of the scheme.

Details on what alternative development options have been considered to avoid or reduce negative impacts should be provided, along with an explanation of why the option chosen is the best one.

Details of proposed compensation will need to be provided, including when the compensation will be provided and how it overcomes the negative impacts.

A licence may be required from Natural England where development is to occur on sites where there are protected species.

Swift boxes

Swift Bricks are an example of bird bricks. Made of a type of concrete with a hollow interior for the birds to nest in, the bricks can be used in blockwork or brickwork walls, ideally as the top course to provide a very cost effective contribution to biodiversity. The outer face of the brick can be rendered or faced with stone so that they appear inconspicuous on a façade. The bricks should be located out of direct sunlight or else shaded beneath broad eaves and be 5 metres or more above ground. The nests should not be obstructed by nearby trees, cables, creepers or aerials. Swifts are very clean and don't leave piles of droppings that some other birds do.

Install 1 to 4 Swift Bricks on a medium to large house, from 4 to 10 on a small block of flats, and 10 to 20 on a large site like a school, hospital or warehouse, or a major apartment development.

For more Information

<http://www.londons-swifts.org.uk/Nestboxes&Attraction.htm>

NATURE CONSERVATION IN HARINGEY

Despite its urban environment Haringey is blessed with a variety of valuable habitats for wildlife such as the ancient woodlands of Bluebell, Coldfall, Highgate and Queen's Woods in the west of the borough and Tottenham Marshes in the east, as well as large and historic public parks including Finsbury Park and Alexandra Palace. The large number of private gardens and housing estate land also play a significant part in habitat provision throughout the Borough.

The Council adopted a Biodiversity Action Plan in 2009. This Plan replaces the Plan that dated from 2004. The plan contains a number of actions in respect of biodiversity. These Actions include:

- Improved active management of SINC's as defined by National Indicator 197.
- A reduction in the area of nature conservation deficiency by removing barriers to access (e.g. at Stroud Green Railway Embankment), improving the biodiversity of existing sites to increase their designation to Borough grade SINC (e.g. Lordship Recreation Ground) and the creation of new sites in areas of deficiency (e.g. Northumberland Park through pursuit of planning gain from new development).
- The designation of new LNRs by 2014 (Greenest Borough Strategy target is for 3 new LNRs).
- Explore the opening of the New River (Site of Metropolitan Importance for Nature Conservation) as a green chain and walking route as proposed in 2006 UDP.
- The adoption of new habitat and species action plans for allotments, gardens, parks and open spaces, woodland, standing water, built structures and bats;
- The production of habitat statements on wasteland, railway land and rivers and streams.

11.4 Sites

Sites of Importance for Nature Conservation

Sites of Importance for Nature Conservation (SINC's) are areas protected through the planning process having been designated for their high biodiversity value. The borough has a total of 59 areas designated as SINC's, of these 5 are of Metropolitan importance, 9 of Borough Grade I importance, 13 Borough Grade II and 32 of Local importance.

Despite a large network of SINC's there are some areas of the Borough where is deficiency in access to Grade II SINC's or sites with a higher designation. These areas are predominantly but not exclusively in the east of the Borough.

Local Nature Reserves

Local Nature Reserves (LNRs) are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to

study or learn about nature or simply to enjoy it. LNRs are a statutory designation made under the National Parks and Access to the Countryside Act 1949.

There are currently 3 Local Nature Reserves in Haringey;

- Parkland Walk
- Railway Fields
- Queen's Wood

Four possible new sites for LNR designation have been identified;

- Alexandra Palace Nature Reserve
- Coldfall Wood
- Tottenham Marshes
- The Paddock

Ecological Corridors are relatively continuous areas of green space running through built up areas that allow the movement of plants and animals to other areas and habitats. In Haringey they largely follow the railways and rivers but they also link to larger open spaces such as Finsbury Park and Highgate Wood.

11.5 Habitat Action Plans

Haringey contributes to the regional and UK Biodiversity Action Plans by helping selected habitat and species that are important to the borough. Each has its own action plan that sets out ways to improve its condition. These plans cover

- allotments,
- gardens and housing estate land,
- parks and green spaces,
- woodland,
- standing water,
- built structures and bats.

Three additional habitats found in Haringey have been identified for special mention due to their significance within the borough. These are waste land, rivers and streams, and railway land.

Waste land comprises the range of habitats that develop on land whose industrial, commercial or residential use has declined or ceased. Much of Haringey's waste land is also termed brownfield land – land that has been previously developed. Waste land provides ideal foraging habitat for birds like goldfinches, linnets and, on a few these areas makes many sites excellent for invertebrates and reptiles.

Land owned and managed by Network Rail and Transport for London includes several Sites of Importance for Nature Conservation (SINC), as well as ecological and green corridors. Together these play an important role in Haringey's green infrastructure providing links for wildlife between natural green spaces across and beyond the borough.

Rivers and Streams

Unfortunately as with the majority of London's rivers and streams Haringey's watercourses have suffered as a result of urbanisation to the extent that now only a few sections of the Borough's natural streams can be seen above ground. Improving these habitats will be essential in mitigating any negative effects of climate change.

11.6 Species

In 2004, Haringey was found to support 12 nationally important species, 6 London priority species, 4 London Flagship species, 18 Haringey priority species and 15 Haringey Flagship species. These include:

Bats all species; Haringey knotweed (Railway Fields); rustyback, wall bedstraw (Markfield Recreation Ground); tawny owl (Tottenham Cemetery); spotted flycatcher (Downhills and Bruce Castle Park); pochard, tufted duck, bullfinch (Tottenham Cemetery); song thrush linnet and dragonflies (general) common reed, Wurzell's wormwood, bird's foot trefoil, flowering rush, knotted bur-parsley, wall bedstraw, arrowhead, dragonflies, brown argus, grass snake, kestrel, reed bunting, kingfisher, skylark, meadow pipit, yellow wagtail, water vole (Tottenham Marsh); imperforate St. John's-wort, lady's smock, bullfinch, tawny owl, dragonflies, white-letter hairstreak (Alexandra Park).

The GLA's best practice guidance relating to Development Plan Policies for Biodiversity provides advice on the conservation and enhancement of the biodiversity and natural heritage of London. Proposals for development should give full consideration to their direct and indirect effects on ecology.

Black Red Starts

The black redstart is a small robin-sized bird that has adapted to live at the heart of industrial and urban centres. Its name comes from the plumage of the male, which is grey-black in colour with a red tail. With fewer than 100 breeding pairs in the UK, the black redstart is on the amber list of Birds of Conservation Concern.

The London population is concentrated along the Thames east of Tower Bridge and in the Lea Valley. Areas of sparse 'wasteland' vegetation and stony ground are necessary for feeding. Many of the brownfield sites they are associated within London and Birmingham adequately provides this habitat requirement. Extensive areas of open brownfield land are not favoured by black redstarts. They appear to require many vertical features whether they are buildings gantries, flood defence structures, or gasometers. Such structures correlate to the gorges and cliff faces, which is their natural habitat in continental Europe, and also provides high singing posts. Proximity to open water, such as canals, that provide midge, gnat and other insect food. In addition the importance of weatherworn and dilapidated flood defences and jetties provide foraging areas and nest sites. The current desire by developers for sheet piling will do little to enhance their status.

11.7 Improving River Corridors

There are limited opportunities to improve or increase this habitat due to the built up nature of the Borough. However, the Council seeks to promote river corridors as an important environmental resource and to proactively manage tributaries of the River Lee to improve access and water quality. This involves

- conserving existing areas of value within river corridors and, wherever possible, seeking to restore and enhance the natural elements of the river environment, for example by deculverting and/or naturalisation.
- supporting initiatives which will result in improvements to water quality.
- promoting public access in and to river corridors (including by users of public transport and cyclists).
- identifying appropriate locations for water related recreation along river corridors.
- contributing towards the improvement in the quality and provision of open space along all rivers; and
- contributing towards the conservation and enhancement of the ecology of all rivers and the floodplain and their environment.

The Council will only permit development which will not have an adverse impact on the water environment, particularly in relation to rivers, ponds, wetlands, public access in river corridors and water-related recreation. It is also necessary for proposals for flood protection and attenuation to take their ecological impact into account.

11.8 East London Green Grid

East London Green Grid framework presents an opportunity for Haringey to enhance inter-borough green corridors.

Map

GROWING FOOD

There is considerable scope for growing food inside London on existing plots or more unconventional sites. Experience has shown that good quality soil is not necessarily required to use a plot for food growing as there are number of solutions including raised beds, builders bags and skips that use soil separate from the potentially

contaminated, barren or simply sealed ground. Entirely soil-less options include hydroponics or even beehives.

In order to provide more land for growing food in London, new developments could include suitable plots. They could be integrated in the overall soft landscaping strategy of the site or be allocated as flexible space depending on local demand. In housing developments, allotments and community gardens appear most suitable. Almost any site, irrespective of size, location or soil conditions can be used for food growing operations by making use of raised beds, and bags filled with good quality soil. Green roofs can also provide “urban farmland”, if structurally suitable, and accommodate both growing beds and greenhouses.

Where a developer or landowner has obtained planning permission for a larger building, but due to financial reasons construction is delayed, sometimes by a number of years, the land left vacant, that could be turned to other uses such as food growing. [More information can be obtained from the Environmental Resources Team](#)

Key sources of further information:

Haringey Biodiversity Action Plan, 2004 (draft)

Haringey Biodiversity Action Plan 2009

Design for Biodiversity: A guidance document for development in London, London Development Agency

www.right-trees.org.uk is an online tool to help you select the right tree for your site

Planning for Biodiversity and Geological Conservation: A Guide to Good Practice, Department for Communities and Local Government, 2006

Biodiversity by Design: A Guide for Sustainable Communities, Town and Country Planning Association, 2004

British Standard BS5837:2005 – Trees in Relation to Construction

Building Green: A guide to using plants on roofs, walls and pavements, Mayor of London, May 2004

Natural England, www.naturalengland.gov.uk (Natural England published a range of mitigation guidelines for protected species)

Connecting with London’s Nature, the Mayor’s Biodiversity Strategy, and July 2002

Connecting Londoners with Trees and Woodland: A Tree and Woodland Framework for London, March

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Summary

**HARINGEY COUNCIL SUMMARY TABLE OF SUSTAINABLE DESIGN &
CONSTRUCTION STANDARDS SEPTEMBER 2010**

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Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
TOWARDS LOW CARBON BOROUGH		
	<p>Demonstrate in the Sustainability Statement how the energy hierarchy is applied :</p> <p>Energy Hierarchy to be adopted (Lean-Clean-Green)</p>	
	<p>Demonstrate in the Sustainability Statement how the development make us of passive solar design</p> <p>Passive Solar Design</p> <ul style="list-style-type: none"> • Design the internal layout to ensure the main living room and other frequently used rooms are on the south side and rooms that benefit less from sunlight (bathrooms, utility rooms) on the north side. • Provide thermal mass and storage by using solid walls to buffer against heat fluctuations and provide cooler conditions in summer. 	

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<ul style="list-style-type: none"> • Locate the main glazed elements on the south elevation. Arrange internal layout to distribute solar energy gains using through-rooms. • Avoid single aspect flats. Dual aspect should be the first option that designers explore for all new developments. Where single aspect dwellings are proposed, it should be demonstrated how good levels of ventilation, daylight and privacy will be provided to each habitable room and the kitchen. 	
	Carbon Reduction targets	
	<p>Carbon Emissions Reductions - Residential buildings</p> <ul style="list-style-type: none"> • 2010- 25%Improvement on 2006 Building Regulations (Equivalent Code level for Sustainable Homes Level 3) • 2011 onwards – 44% improvement on 2006 Building Regulations (Equivalent Code level for Sustainable Homes Level 4) • 2016- Zero carbon <p>Carbon Emissions Reductions – Commercial buildings</p> <p>Demonstrate in the Sustainability Statement the following standards are met:</p> <ul style="list-style-type: none"> • 2010 - Minimum BREEAM Very Good. • Excellent by 2016 • 2016- School buildings to be zero carbon 	<p>Between 2011-2014</p> <p>44%Improvement on 2006 Building Regulations (Equivalent to CSH level4) based on the Core Strategy, local evidence and London Housing Design Guide.</p> <p>The standards which will be updated where necessary to reflect new national or regional policies and local evidence.</p>

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<ul style="list-style-type: none"> • 2019 Commercial buildings to be zero carbon by 	
	<p>Renewable Energy</p>	
	<p>Demonstrate in the Sustainability Statement the following standards are met:</p> <ul style="list-style-type: none"> • Reduction in CO2 emissions by 20% by use of renewable energy on-site. 	
	<p>Certificates Required</p>	
	<p>Code for Sustainable Home (CHS) and BREEAM Certification:</p> <ul style="list-style-type: none"> • A CSH or BREEAM design stage assessment should be submitted with the application. • These should be carried out by a licensed assessor. • The assessor's name and license number should be clearly stated. • If, at the time the application is submitted, there is not sufficient information to enable an assessment to be made, for example in the case of an outline planning application, the council will condition any approval to ensure that a CSH or BREEAM design stage assessment is submitted prior to the commencement of construction of the development. • A post CHS and BREEAM certification will be required upon completion. 	
	<p>Energy Statements as part of the Design and Access Statements or as a stand-alone assessment, should show the following:</p> <ul style="list-style-type: none"> • Calculation of baseline energy demand and carbon dioxide emissions on a 'whole energy' basis, showing the contribution of emissions both from uses covered by building regulations and those that are not • Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, 	

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<p>buildings and services;</p> <ul style="list-style-type: none"> Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP); and Proposals to further reduce carbon dioxide emissions through the use of onsite renewable energy technologies. 	
	<p>Feasibility of DE Networks; evidence in the energy strategy that:</p> <ul style="list-style-type: none"> Checked for existing or planned District Energy networks Assess technical and financial feasibility for Combined Heat and Power Assess any neighbouring building for potential connection Where future network opportunities are identified, proposals should be designed to connect to these networks. If there is no spare capacity in the system, the feasibility of contributing to expanding the capacity or upgrading the system should be investigated. If a development will be completed before the Decentralised energy network it will connect to be completed, an efficient gas or bio-fuel boiler system should be used temporarily. The development should be designed so that it can quickly switch to the network once it is completed. Planning obligations will be used to ensure connection occurs. 	
AVOIDING CLIMATE CHANGE RISKS		
LOW ENERGY COOLING IN BUILDINGS		

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<p>Show in the Sustainability Statement how the following hierarchy is applied.</p> <ul style="list-style-type: none"> • Use passive design to minimise unwanted heat gain and manage heat. For example by using building orientation, shading, a well insulated and air tight building envelope, high levels of thermal mass and energy Efficient lighting and equipment. Single aspect flats are discouraged. • Use passive/natural cooling to utilise outside air to ventilate and cool a building without the use of a powered system, for example by maximising cross ventilation (single aspect developments are generally discouraged), passive stack ventilation, night-time cooling and/or ground coupled passive cooling. • Mixed mode cooling with local mechanical ventilation/cooling provided where required to supplement the above measures using (in order of preference): <ul style="list-style-type: none"> I. Low energy mechanical cooling (e.g. fan-powered ventilation with/without evaporative cooling or ground coupled cooling) ii. Air conditioning (not a preferred approach as these systems are energy intensive) • Full building mechanical ventilation/cooling system using (in order of preference): <ul style="list-style-type: none"> i. Low energy mechanical cooling ii. Air conditioning 	<p>Where it is proven by the developer that air conditioning units are unavoidable, developers will be required to indicate compensatory measures such as greening of roofs and walls to reduce urban heat island effect.</p>
	COOLING AROUND THE BUILDINGS	

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<p>Show in the Sustainability Statement how the following measures are taken on board.</p> <p>Green cooling - Plants have evaporative cooling effects. A matrix of green corridors, smaller open spaces, street trees, and green roofs and walls can dramatically reduced the Urban Heat Island Effect.</p> <p>Shading – Measures such as planting, shading and advanced glazing systems should be used to reduce solar heat gain. Large, shade providing trees provide cool, shady areas during summer.</p> <p>Water cooling - Innovative use can be made of water for cooling, including by using ground or surface water.</p> <p>Thermal storage - Thermal storage or mass, particularly where it is exposed, can be used to absorb heat during hot periods so that it can dissipate in cooler periods, usually using ventilation. Ground coupled systems can also be used to make use of thermal storage in the ground.</p> <p>Cool surfaces – ‘Cool’ pavement materials on roadways or large parking areas can increase surface reflectivity (though it is important to avoid glare problems) or increase rainfall permeability to encourage the cooling effect of evaporation. Porous cool pavements offer the additional benefit of rainwater infiltration at times of heavy rain. Networks of ‘cool roofs’ made of light coloured materials can reduce solar heat gain and the need for mechanical cooling.</p>	
	<p>PLANNING FOR FLOOD RISK</p>	
	<ul style="list-style-type: none"> • New housing schemes should be designed to ensure that no more than 105 litres of water is 	

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<p>consumed per person per day. This is equivalent to Code level 4 standards.</p> <ul style="list-style-type: none"> • Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with PPS25. • New development should adhere to standards for surface water run-off as set out in the Code for Sustainable Homes. • New development should incorporate Sustainable Urban Drainage Systems and green roofs where appropriate. 	
	<p>Demonstrate in the Sustainability Statement how the Surface Water Drainage Hierarchy is applied</p> <ul style="list-style-type: none"> • store rainwater for later use • use infiltration techniques, such as porous surfaces in non-clay areas • attenuate rainwater in ponds or open water features for gradual release • attenuate rainwater by storing in tanks or sealed water features for gradual release • discharge rainwater direct to a watercourse (This requires permission) • discharge rainwater to a surface water sewer/drain • discharge rainwater to the combined sewer. <p>The disposal of surface water into the River Lee is not a right. Discharge may be permitted, subject to an agreement and/or licence from British Waterways.</p>	
WATER CONSERVATION		

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<p>Demonstrate in the Sustainability Assessment how the water demand of the development has been minimised through water efficient design:</p> <ul style="list-style-type: none"> • Residential developments should achieve a potable water use target of minimum 105L per person per day. • Non-residential development should achieve at least 1 BREEAM credit for water consumption. • Highly efficient water saving fixtures, fittings and appliances should be used. • Development should include a system to collect rainwater for use in external irrigation/watering, unless this is not feasible due to site constraints. • Selecting drought resistant or low water use plants will greatly reduce water demands associated with landscape. • The development should connect to a local water supply or borehole where this is available. 	<p>In addition to the minimum standards, development should aim to:</p> <ul style="list-style-type: none"> • Residential developments should achieve a potable water use target of 80L per person per day. • Non-residential development should achieve at least 2 BREEAM credit for water consumption. • Use of grey-water for all non potable uses • There should be 100% metering of all newly built property

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	ENVIRONMENTAL POLLUTION	
	<p>Demonstrate in the Sustainability Statement how the precautionary approach have been applied to Environmental Pollution:</p> <p>The Council will adopt the precautionary principle on the issue of pollution, by taking decisions on planning applications so as to avoid possible environmental damage when the scientific evidence for acting is inconclusive but the potential damage could be great.</p> <p>As part of the requirements to control and reduce potential or actual pollution resulting from development in the borough, developers will be required to carry out relevant assessment and set out mitigating measures in line with the national guidance.</p> <p>Local information from the Council on pollution hotspots should be fully utilised and a comparison of emissions of the site both before and after development may also be required to inform the decision making process. Haringey Council Environmental Health will be able to provide further guidance and detailed information.</p> <p>A planning application which does not include relevant assessment that requires one will either delay the decision making process or planning permission will be refused.</p>	
	Light Pollution	

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<p>A light assessment will be required to be submitted with the planning application in order to assist determination. As a general guide, where it is proposed to incorporate lighting in development sites, applicants are encouraged to submit details of lighting schemes, including light scatter diagrams, as part of the planning application in order to demonstrate that the proposed scheme is appropriate in terms of its purpose in its particular setting. In doing this it aims to minimise potential pollution from glare and spillage to neighbouring properties, roads and countryside.</p>	
	<p>Biomass</p> <p>For new development proposals requiring planning permission that include biomass boilers an emissions assessment must be undertaken and submitted with the planning application (this assessment will be coupled with the the normal concentration modelling assessment as required for certain development types). This emissions assessment must demonstrate NOx and PM10 emissions achievable under normal operating conditions are capable of meeting set emission standards as appropriate and determined by the Mayor.</p> <p>An annual certificate will be required as evidence of meeting these emission limits. Annual emissions will be controlled through an s106 agreement.</p> <p>In addition consideration must be given to the following:</p> <ul style="list-style-type: none"> • that the biomass meets national legislative requirements under the Clean Air Act. The whole of the borough of Haringey is designated a Smoke Control Area under the Clean Air Act 1993. • That the biomass may require regulation by either the Environment Agency (EA) or the Local 	

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<p>Authority (LA). Regulation is dependant on the size of the biomass; > 3MW inc. aggregated will require regulation by the EA, between 0.4 and 3MW is regulated by the LA. Developers must be aware that there are annual fees and charges applicable and that the permit will contain conditions that must be adhered to at all times. Biomass <0.4MW do not require regulatory controls.</p> <p>a chimney height calculation will be required with the planning application.</p>	
<p>AVOIDING WASTE</p>		
<p>CONSTRUCTION WASTE</p>		
	<p>Reuse of buildings and materials hierarchy Demonstrate in the Sustainability Statement how the development proposes to reduce the amount of raw materials used over the lifetime of a development.</p> <ul style="list-style-type: none"> • Existing buildings on a site should be adapted and reused as much as possible. It may be possible to achieve other environmental objectives (such as improving energy efficiency) by small additions and adaptations to the fabric (such as new window fittings and extra insulation). Therefore the justification of need for a building in an application will be required. • Where the adaptive reuse of the whole building is not appropriate, developments should investigate reusing parts of the existing building. 	

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<ul style="list-style-type: none"> • Demolition materials should be reused on-site where possible, such as for aggregate, fill or landscaping, or as part of new structures. • Where additional building materials are required, the use of recycled materials is preferred and these should be from sustainable or local sources • Demolition materials or surplus materials not required for the development should be collected for reuse and recycling in other building schemes. 	
	<p>The construction process should be carefully managed to reduce the creation of waste, such as by careful specification of materials and the use of prefabricated building elements.</p> <p>London Plan suggests 95% of construction and demolition waste should be recycled and re-used by 2020. 80% of that waste should be aggregates in London by 2020. The London Plan is supported by supplementary planning guidance covering sustainable design and construction and renewable energy.</p> <p>Building materials should be long lasting, taking into account what they are being used for and the conditions they will be exposed to (such as frequent traffic, pollution, weather and extremes of temperature). This will reduce the amount of materials needed to maintain them a building.</p> <p>The Council will expect a green purchasing plan be provided in conjunction with any major development, and will expect that such a plan addressed each of the following topics.</p>	

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<p>Certificates required</p>	
	<ul style="list-style-type: none"> • 50% timber and timber products from Forest Stewardship Council (FSC) source and balance from a known temperate source. • A Site Waste Management Plan will need to be submitted containing information a commitment to minimise waste generated on site and sort, reuse and recycle construction, demolition and excavation waste • Demolition to be carried out in accordance with an approved Demolition Protocol. 	
	<p>SUSTAINABLE WASTE MANAGEMENT</p>	
	<p>Waste Hierarchy</p> <p>Demonstrate in the Sustainability Statement how the waste minimisation hierarchy is applied :</p> <ul style="list-style-type: none"> • waste prevention, avoiding the creation of waste in the first place, • reuse, reusing waste that is created as much as possible, • recycling, allowing left-over waste to be recycled elsewhere as much as possible, minimising the waste that ends up in landfill. 	
	<p>Design and Access to on-site Waste facilities</p> <p>Demonstrate in the Sustainability Statement how the waste storage is designed:</p>	

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<ul style="list-style-type: none"> All waste storage areas, internal and external, must be easily accessible to both collectors and occupants. Enough space should be provided on-site to securely and safely store all waste and recycling bins. This storage space and access to it should be designed according to the principles set out in the SDC SPD. 	
	<p>Access Roads for Waste Collection</p> <p>Demonstrate in the Sustainability Statement how the access to site for waste collection is designed:</p> <p>Access roads used by waste collection vehicles need to be wide and constructed to withstand vehicles up to 26 tonne with sufficient radius for turns or reversing manoeuvres to be made.</p> <p>Vehicles should never have to reverse into or from a highway to make a collection. Where collection vehicles do have to enter developments there should be sufficient on site turning circles or hammerheads to allow safe egress.</p>	
	<p>Housing Blocks and Estates</p> <p>Demonstrate in the Sustainability Statement if the standards for waste facilities are met :</p> <ul style="list-style-type: none"> the ratio for the overall number of waste and recycling containers required is 1:5, i.e. one 1100 litre Eurobin per five households based on once per week collection, therefore every block must have space for at least this number of containers, no matter what the mix between residual and recycling containers may be; the ratio for residual waste eurobins can rise to 1:8 based on once per week collections where recycling eurobins are provided; and the ratio for recycling eurobins is 1:10 based on once per week collections where residual eurobins are provided. 	

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<p>Houses and Other Properties with Street Access</p> <p>Demonstrate in the Sustainability Statement if the standards for waste facilities are met::</p> <ul style="list-style-type: none"> • 2no. 240 litre wheelie bins (in case the green box recycling service is replaced by a wheelie bin recycling service); • 1no. food box; and • 1no. re-usable garden waste sack. <p>Where wheelie bins are to be used they must be located within 1.2 metres of the front, side or rear boundary of the property according to where the collection vehicle is required to gain access to them. The characteristics of the path over which wheelie bins need to be pulled to the collection vehicle should be similar to those stated at 10.1 above. However, wheelie bins will not require individually installed dropped kerbs provided any kerb to be negotiated is no greater than 100mm in height. The maximum pulling distance for wheelie bins from storage to collection point is 25 metres but where possible this should be less.</p>	
	<p>Home Composting</p> <p>Demonstrate in the Sustainability Statement if the standards for waste facilities for on-site composting are met:</p> <p>For homes with private gardens, there should be:</p> <ul style="list-style-type: none"> • Enough to hold 240L of organic waste per dwelling with a garden and 70L per dwelling without a garden. 	

Page Number in the SPD	STANDARDS AND REQUIREMENTS	Other requirements/Comments
	<ul style="list-style-type: none"> • Designed as part of private or communal green spaces on a site. • Located in an easily accessible location that is well drained and receives as much sun as possible. 	
	<p>Non-Residential Developments</p> <p>Demonstrate in the Sustainability Statement if the standards for waste facilities are met:</p> <ul style="list-style-type: none"> • Provide information on the expected waste to be generated by the proposed use and the frequency of collection and e • Explain how the storage capacity provided is adequate, including for organic waste. Generally, enough space to store waste for a week should be provided. • British Standard BS 5906:2005 should be used to calculate the capacity of waste storage needed. Where the end user of a building is not known, calculations should assume the highest levels of waste generation likely for that use class. 	

	<p>Certificates Required</p> <p>Certificates</p> <p>The Council requires large developments to provide a Waste Management Plan with any planning application. The form of the plan is at the discretion of the applicant. The content of the plan must include full details of the arrangements for the storage and collection of waste for disposal (residual waste) along with waste to be recycled (recyclate) as explained in the guidance. The plan must make reference to the following:</p> <ul style="list-style-type: none"> • The number, type and size of receptacles to be dedicated to storage of residual waste. • The number, type and size of receptacles to be dedicated to storage of recyclate. • The position where both types of receptacles are to be stored between collections. • The size, design and materials used in construction of any housing built for the storage of both types of receptacle. • Access arrangements for persons using receptacles showing that consideration has been given to safety, equalities, convenience, user friendliness and maximum walking distances under building regulations. • Access arrangements for persons collecting residual waste and recyclate giving consideration to Health and Safety at Work Act, recommended maximum pulling distances for receptacles, vehicle access/height/turning requirements and the construction and width of pathways, doors and access ways. <p>For mixed use developments, how commercial/industrial residual waste and recyclate will be stored separately from household residual waste and recyclate so as to avoid abuse of facilities by either user.</p>
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PROTECTING AND ENHANCING BIODIVERSITY	
	<p>Demonstrate in the Sustainability Statement how the following hierarchy for protecting and enhancing biodiversity is applied:</p> <p>Avoiding Harm-Initial surveys</p> <ul style="list-style-type: none"> • Developers must comply with protected species legislation. A precautionary approach will be taken. • Where development could result in harm to protected or priority species, a Scoping Study will be required. This study will identify if protected or priority species are using the site. In many cases this will involve a quick assessment by a trained ecologist. • Site surveys should be undertaken at the appropriate time of year for the species concerned. • The council will refuse applications that do not provide enough information on protected or priority species. • A Tree Report should be submitted <p>Compensate for any avoidable harm</p> <ul style="list-style-type: none"> • There should be no net loss in ecological value of a site. The proposal must not reduce access to nature or harm the ecological value of any site of importance for nature conservation (SINC) or local nature reserve (LNR). • The negative impacts of the development should first be reduced as much as possible through design, construction and management. The compensation could include replacement, enhancement, recreation or relocation of habitat or species. The type, quantity and quality of compensation should result in a net overall benefit to protected

	<p>and priority species. Generally, this means 'like for like' replacement or better.</p> <p>Enhancing Biodiversity</p> <ul style="list-style-type: none"> • All development needs to contribute to improving biodiversity in the borough and should increase the number and coverage of plant species on a site. • Artificial habitats, such as Swift boxes, bat bricks and stag beetle loggeries, should be integrated into the design of buildings, unless this is demonstrated to not be feasible. This is particularly important where is limited space for natural habitats. • Green walls or roofs are to be included in the scheme, unless this is not feasible. • Sustainability Statements should explain how the development has been designed to maximise its contribution to nature conservation in light of site constraints. This should include information on plant species that will be used and how opportunities to link with nearby open spaces have been addressed. • Where specialist habitat areas are proposed, information on how the new habitat will be managed and maintained throughout the lifetime of the development should be provided. • Net gain of biodiversity and access to nature on the development site and a reduction in areas of deficiency in access to nature 	
	<p>Certificates Required</p> <ul style="list-style-type: none"> • Where development could result in harm to protected or priority species, a Scoping Study will be required. This study will identify if protected or priority species are using the site. Site surveys should be undertaken at the appropriate time of year for the species concerned. 	

	<ul style="list-style-type: none">• The council will refuse applications that do not provide enough information on protected or priority species.• A Tree Report should be submitted• An ecological Impact assessment will be required where relevant• Where protection and enhancement and specialist habitat areas are proposed, information on how the new habitat will be managed and maintained throughout the lifetime of the development should be provided.	
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APPENDICES

Appendix XXX Policy Background

The Sustainable Design and Construction SPD have been prepared so that it is consistent with national, regional and local planning policy and guidance. The key policies that apply are explained below.

National Policy

□ **Planning and Climate Change Supplement to PPS1**

This supplement states that new development should be built to have lower carbon footprints and should be designed to withstand the likely impacts of climate change. Planning policy should contribute to meeting the government's target to reduce greenhouse gas by 60% by 2050 and secure the highest levels of energy efficiency.

The use of renewable sources of energy, alongside improvements to energy efficiency, will make a vital contribution to the government's aim of reducing greenhouse gas emissions by 60% by 2050, and to keep reliable and efficient energy supplies. 10% of UK electricity should be generated by renewables by 2010 and 20% by 2020. Policy policies should promote and encourage renewable energy development, of all sizes, whilst addressing potential negative impacts.

□ **PPS9: Biodiversity and Geological Conservation**

□ **PPS10: Planning for Sustainable Waste Management**

PPS10 aims to reduce waste by making sure re-use/recycling facilities are in new developments, and to manage waste as near as possible to its place of production because transporting waste itself has an environmental impact.

□ **PPS22: Renewable Energy**

PPS22 states that the use of renewable sources of energy, alongside improvements to energy efficiency, will make a vital contribution to the government's aim of reducing greenhouse gas emissions by 60% by 2050, and to keep reliable and efficient energy supplies. 10% of UK electricity

should be generated by renewables by 2010 and 20% by 2020. Planning policies should promote and encourage renewable energy development, of all sizes, whilst addressing potential negative impacts.

□ **PPS23: Planning and Pollution Control**

PPS23 aims to work towards minimising the levels of air, water and land pollution caused by development.

□ **PPG24: Planning and Noise**

PPG24 aims to reduce the noise impacts of development by outlining issues that need to be taken into account when deciding planning applications for noise-sensitive developments and for those activities which generate noise. It also advises on the use of conditions to minimize the impact of noise.

□ **PPS25: Development and Flood Risk**

PPS25 aims to avoid and reduce the impacts of flooding on people, property and the environment through good planning and management of flood risk. Flood risk needs to be taken into account at all stages of the planning process, and should be reduced through the location, layout and design of development, taking into account the impacts of climate change. Development in flood risk areas should be avoided, and should only be permitted if there are no other sites and the benefits of the development outweigh the risk from flooding. Use development opportunities to reduce the causes and impacts of flooding. Development in areas at high risk of flooding will need to have a flood risk assessment. Flood risk assessments should also be carried out for development on sites over 1ha, regardless of its location.

Regional Planning Policy - The London Plan (consolidated with alterations) 2008

□ **Policy 2A.1 Sustainability Criteria**

Provides the criteria for development to secure the social, environmental and economic objectives of the London Plan

□ **Policy 2A.9 The Suburbs: supporting sustainable communities**

Sustainable communities should be supported in areas of both inner and outer London in order to enhance the quality of life, economy and environment of suburban London

□ **Policy 3D.14: Biodiversity and nature conservation**

New development should have regard to nature conservation and biodiversity and opportunities should be taken to achieve positive gains through the form and design of development. Development should not have a significant negative impact on protected and priority species. Damage to sites of importance for nature conservation should be avoided. Where harm is unavoidable and justified in light of the benefits of a development, appropriate compensation should be sought.

□ **Policy 3D.15: Trees and Woodland**

Trees and woodland should be protected, maintained and enhanced in support of the London Tree and Woodland Framework

□ **Policy 4 A.1: Tackling Climate Change**

Developments will need to make the fullest contribution to the mitigation of and adaptation to climate change and to minimise emissions of carbon dioxide. The Energy hierarchy set out will be used to assess applications.

□ **Policy 4A.2: Mitigating Climate Change**

The Mayor will work towards the long term reduction of carbon dioxide emissions by 60% by 2050 and the following minimum reduction targets for London against a 1990 base:

15% by 2010; 20% by 2015; 25% by 2020; and 30% by 2025.

□ **Policy 4A.3 Sustainable Design and Construction**

Future developments will need to meet the highest standards of sustainable design and construction. All major applications will need to include a statement on the potential implications of the development on sustainable design and construction. The statement should address demolition, construction and long term management.

□ **Policy 4A.4: Energy Assessment**

An assessment of the energy demand and carbon dioxide emissions of proposed major development is required, which should explain the steps taken to reduce energy needs of as development, supply energy efficiently and make use of renewable energy.

□ **Policy 4A.5: Provision of Heating and Cooling Networks**

Boroughs should identify and safeguard existing heating and cooling networks and maximise the opportunities for providing new networks that are supplied by decentralised energy. All new development should be designed to connect to the heating and cooling network.

□ **Policy 4 A.7: Decentralised Energy: Heating, Cooling and Power**

All developments should demonstrate that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions. Developments should evaluate combined cooling, heat and power and combined heat and power systems and the opportunities to extend schemes beyond the site boundary.

□ **Policy 4A.7: Renewable Energy**

Developments will achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

□ **Policy 4A.9: Adaptation to Climate Change**

The most effective adaptation to climate change should be promoted and supported.

□ **Policy 4A.10: Overheating**

Development should be strongly encouraged that avoids internal overheating and excessive heat generation and contributes to the prevention of further over heating.

□ **Policy 4A.11: Living Roofs and Walls**

Major development will be expected to incorporate living roofs and walls where feasible.

□ **Policy 4A.12: Flooding**

Boroughs should identify areas at risk from flooding, within which flood risk assessments of new development should be carried out in line with PPS25.

□ **Policy 4A.13: Flood Risk Management**

Where development in areas at risk of flooding is permitted the risks of flooding should be managed and the future increased risk and consequences of flooding as a result of climate change.

□ **Policy 4A.14: Sustainable Drainage**

Surface water run-off should be managed as close to its source as possible in line with the drainage hierarchy given. Sustainable Urban Drainage Systems should be promoted for development unless there are practical reasons for not doing so.

□ **Policy 4A.15: Rising Groundwater**

Where groundwater is an existing or potential problem, reasonable steps should be taken to abstract and use that groundwater.

□ **Policy 4A.16: Water Supplies and Resources**

In determining planning applications proper regard should be given to the impact of the proposals on water demand and existing capacity. A maximum water use target of 105 litres per person per day should be applied for residential development.

□ **Policy 4A.17: Water Quality**

Boroughs should protect and improve water quality to ensure that the Blue Ribbon network is healthy, attractive and offers a valuable series of habitats.

□ **Policy 4A.19: Improving Air Quality**

Boroughs should implement the Mayor's Air Quality Strategy and achieve reductions in pollutant emissions and public exposure to pollution.

□ **Policy 4A.20: Reducing Noise and Enhancing Soundscapes**

A reduction of the negative impacts of noise will be sought by: minimising existing and potential adverse impacts of noise within or in the vicinity of development proposals; separating new noise sensitive development from major noise sources; reducing noise at source through new technologies and containing noise from late night entertainment and other 24-hour activities; and protecting areas of tranquillity.

□ **Policy 4A.21: Waste Strategic Policy and Targets**

This seeks to minimise the level of waste generated, increase re-use and recycling and composting of waste and reduce landfill disposal and set out the recycling targets that should be met.

□ **Policy 4A.22: Spatial Policies for Waste Management**

This seeks sufficient waste management facilities in London, including the provision of suitable waste and recycling storage facilities in new development.

□ **Policy 4A.28: Construction, Excavation and Demolition Waste**

Developers should be required to produce Site Waste Management Plans to arrange for efficient materials and waste handling. Waste and materials should be transported to and from the site by rail or water transport wherever practicable.

□ **Policy 4A.30: Better Use of Aggregates**

95% of construction and demolition waste should be recycled and re-used by 2020. 80% of that waste should be aggregates in London by 2020. The London Plan is supported by supplementary planning guidance covering sustainable design and construction and renewable energy.

Local Planning Policy

One of the key visions of the Unitary Development Plan is that all development achieves or contributes towards sustainable development. This is echoed by other strategic policies which seek to protect and improve amenity and environmental quality, reduce pollution and improve environmental performance on buildings, promote the efficient use of land, promote more sustainable transport and reduce the need to travel.

Local and Regional policies supported by this SPD

The UDP is adopted in 2006 and “saved “in July 2009. It is now in line with the London Plan (2008) policies. The SPD is a cross-cutting guidance particularly relating to the UDP policies on energy, water, flood risk, waste management, biodiversity and natural environment ,water resources and water environment set out in the adopted UDP: UDP policy G1, G2, UD1, UD2, UD3, UD4, UD7, and ENV1, ENV2, ENV 4, ENV6, ENV7, ENV 11, ENV12, ENV 13 and London Plan (2008) policies on 3D.14, 4A.1 to 4A17, 4A.19 to 4A.21. And A4.28 to A4.33.

The SPD supports the following Core Strategy policies :

Strategic Policy 4- Working Towards a Low Carbon Haringey

Strategic Policy 5 Water Management and Flooding

Strategic Policy 6 – Waste and Recycling

Strategic Policy 13 – Open Space and Biodiversity

Strategic Policy12 Community Infrastructure.

APPENDIX XXX CODE FOR SUSTAINABLE HOMES

Code Level Category Minimum Standard at each level

1. Energy/CO2

Percentage improvement over 2006 building Regulations

- 1() 10%
- 2() 18%
- 3() 25%
- 4() 44%
- 5() Standards 100%
- 6() A 'zero carbon home'
(Heating, lighting, hot water and **all** other energy uses in the home)

2. Water

- 1() internal potable water 120 l/p/d
- 2() consumption measured in 120 l/p/d
- 3() litres per person per day (l/p/d) 105 l/p/d
- 4() 105 l/p/d
- 5() 80 l/p/d
- 6() 80 l/p/d

Code Level Category Minimum Standard only at entry level (1)

3. Materials

- 1() Environmental impact At least three of the following of materials† 5 key element of construction are specified to achieve a BRE Green Guide 2006 rating of at least D
 - Roof structure and finishes
 - External walls
 - Upper floor
 - Internal walls
 - Windows and doors

4. Surface Water Run-off

- 1() Surface water management Ensure that peak run-off rates and annual volumes of run-off will be no greater than the previous conditions for the development site. Architects and designers will be judged on the provision of rainwater holding facilities (water butts) and the attenuation of run-off either to natural water courses or to municipal systems.

Where houses are sited in areas of flood risk, designers can gain extra points for constructing the ground level of buildings above the flood level, or designing the house with resilience against flooding to limit consequential damage.

5. Waste

- 1 () the minimum code level for waste is covered by two categories:

- Site waste management
- Household waste storage

Builders will be required to adopt a site waste management plan. This must include the monitoring of waste on site and the setting of targets to promote the efficient use of resources.

The management of household waste storage requires the containment of waste for each dwelling. The CSH requires for the greater (by volume) of either accommodation of external containers provided under the local authority's refuse collection and recycling scheme or at least 0.8 m³ per dwelling for waste management as required by BS 5906 – Code of Practice for Storage and On-site Treatment of Solid Waste from Building standards (continued)

Other Categories with No Minimum Standards

There are no minimum standards for pollution, health and well-being, management and ecology.

4) Pollution

Architects can gain extra points by using insulants with little or no global warming potential or ozone depleting potential in either their manufacture or composition. This covers insulation materials used in walls, lofts, and roofs, as well as around hot water cylinders.

Nitrous oxide emissions (NO_x) can be limited by using boilers with low NO_x emissions as defined in BS EN 297: 1994.

5) Health and well-being

Health and well being covers comfort issues, such as daylight, sound insulation, the design of private external areas that are accessible by people with disabilities (although the CSH does not define those disabilities).

More points can be awarded for applying the standards of the Lifetime Homes scheme, which lays down design principles for homes designed to cater for people of all ages, and age-related disabilities.

Higher standards of sound insulation than required by Part E of the Building Regulations will also earn extra points. Architects need to be aware that this will either require post-completion testing, or proof of the application of robust details. The latter will presumably need to be signed off by the Building Control Officer, but the Code does not stipulate this.

The CSH awards points for achieving specific daylight factors in kitchens, living rooms and studies.

6) Management

Management covers both construction and post-construction management. Extra points can be gained by builders who abide by the Considerate Constructors Scheme, and who deliver a strategy to reduce the harmful effects of construction on the site.

Points are gained for the provision of Home User Guides, which are relevant to the operation, and environmental performance of the home.

7) Ecology

The ecology category covers the ecological value of the site, ecological enhancement, protection of ecological features and the total building footprint. Designers and builders can win points by adopting the requirements in the BRE Ecological Value Checklist.

Points can be won by limiting the effects of house construction on the local flora and fauna, and where the designers and builders can demonstrate that anything of ecological value is protected during construction works and able to thrive after completion. Extra points can be awarded if the architect has commissioned a report from a qualified ecologist.

Appendix XX - Refuse Truck space requirements and dimensions (To be added)

Appendix XXX: Bin types and dimensions

Typical Houses and other street properties -

Container type	Dimensions	Application
Garden Waste	450mm D x 450mm W x 600mm H	One Bag per household

Container type	Dimensions	Application
Externally stored food box	350mm D x 300mm W x 360mm H	One box per household

Container type	Dimensions	Application
Green recycling box	600mm D x 400mm W x 400mm H	One box per household up to 3 bedrooms. Two boxes for households of 4 bedrooms or more.

Container type	Dimensions	Application
140 litre wheelie bin	550mm D x 500mm W x 930mm H	One bin per single 1 bed dwelling when supplied for sole use.
240 litre wheelie bin	730mm D x 580mm W x 1080mm H	One per single 2/3 bed dwelling when supplied for sole use.
360 litre wheelie bin	885mm D x 620mm W x 1100mm H	One per single 4+ beds dwelling when supplied for sole use. Or one per pair of

		1/2/3 bed dwellings when supplied for shared use.
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Typical blocks and estates

Container type	Dimensions	Application
1100 litre eurobin	985mm D x 1260mm W x 1370mm H	<p>Used where there is not a drop-down chute system.</p> <p>Ratio of one bin per five households for once per week collection for all waste types.</p> <p>The ratio can rise to 1:8 based on once per week residual waste collections where recycling eurobins are also provided</p> <p>The ratio for recycling eurobins is 1:10 based on once per week collections where residual eurobins are also provided.</p>
Upright square bulk refuse containers	960mm D x 1050mm W x 1410mm H	<p>Used for drop-down chute systems.</p> <p>Ratios are as above for 1100 litre eurobins.</p>

Flats above shops on main roads, some existing terraced houses*

Container type	Dimensions	Application
Black sack	Various, but standard capacity is around 70 litres. Not supplied by the Council.	Two to three per week to be left on the pavement for daily collections from main roads.
Clear recycling sack	40 litre capacity. Supplied by the Council.	Two to three per week to be left on the pavement for daily collections from main roads.

Note that this mode of waste storage and collection does not comply with the Council's waste containerisation policy and is actively discouraged. These arrangements will not be allowed in new developments.

GLOSSARY

DRAFT



Haringey Council

Agenda item:

MM 28/10/10

[No.]

Report Title: House Extensions in South Tottenham Supplementary Planning Document	
Report authorised by Marc Dorfman, Assistant Director of Planning & Regeneration	
Contact Officer : Richard Truscott Design & Conservation Team Tel: 020 8489 5241	
Wards(s) affected: Seven Sisters	Report for: Information for Planning Committee
<p>1. Purpose of the report (That is, the decision required)</p> <p>1.1 To inform Members of the adoption of the "House Extensions in South Tottenham" Supplementary Planning Document following approval by Cabinet on 12th October.</p>	
<p>2. Recommendation</p> <p>4.1 That Planning Committee notes that the "House Extensions in South Tottenham" Supplementary Planning Document, set out at Appendix 1 is adopted as planning guidance as part of the Local Development Framework.</p>	
<p>3. Reason for recommendation(s)</p> <p>3.1 Haringey Council recognises the need to provide design guidance to householders seeking planning permission for house extensions to relieve over crowding and to provide for additional habitable accommodation for large families in parts of South Tottenham. There is pressing case for new design guidance to regularise some design principles for roof extensions in the area. Such guidance must be of Supplementary Planning Document status to ensure that it is of sufficient planning merit for decision making in the development management functions of the Council.</p>	
<p>4. Other options considered</p> <p>4.1 The House Extension Design Guidance set out in the Document could have been adopted as design principles for advising householders in the area of the various</p>	

forms of roof extensions that would be acceptable in this part of the borough to assist future decision making. It would not be considered necessary to progress the document as a SPD. The Design Guidance would be of limited planning merit and at an appeal against the Council's decision to refuse permission may not carry sufficient weight in the Planning Inspector's decision

- 4.2 The only other alternative would be to have no design guidance specific to the area and consider each development proposal on its merit. Such an approach would be of no benefit to the local community due to inconsistency of decision making and would create unnecessary work load for the planning service with the need for more pre-application advice to householders and high level of negotiation to ensure that the design proposals would be acceptable within the street scene and respect the character of the area.

7. Summary

- 7.1 The South Tottenham area comprises mostly late Victorian and early Twentieth Century two storey terrace houses with a traditional pattern of development that is typically of shallow pitched roofs, lining a network of roads laid out to a grid pattern with back to back rear gardens. Within the overall area there is some visual variety between house types, between adjoining streets, and between terraces on the opposite sides of the street.
- 7.2 Within individual terraces, however, there is a general consistency in the use of a limited palate of external facing materials and detail design. Whilst this is not a conservation area, or an area of particular architectural sensitivity, the terraces have a consistency of scale and rhythm resulting in a uniformity of street character within the area that influences design proposals when assessing alterations and/or extensions to buildings. The pattern of development gives the streets and the area a distinct character and these should be retained whilst also providing opportunities of some limited alterations and/or extension. The design principles developed in the SPD will meet these wider objectives.
- 7.3 The Council recognises the needs of local residents to provide additional habitable accommodation within their property to relieve over crowding and to meet the needs of their large extended families in parts of South Tottenham. The house extensions design guidance has been prepared to set down the design principles that should be followed by local residents when considering extensions. The new planning and design guidance should, once adopted as SPD, provide a consistency of approach for house extensions in the area (normally in the form of roof extensions) and ensure there is both adequate growing space for the occupiers and there are good design justifications.
- 7.4 These matters were discussed with members of the local community and ward councillors and the Draft Design Guidance Document was reported to the Planning Committee in September and the Cabinet in October 2009 to seek their views on the design principles set out for the house extension in this part of the Borough. Both gave their support to the Draft Design Guidance, which was then subject to wider community consultation. The Cabinet agreed that it should be developed as

Supplementary Planning Document to ensure that this is a formal planning document to support decision made by the Planning Committee of the Council. The consultation during December 2009 and January 2010 formed the first stage consultation for preparing the SPD. The outcome was a large majority support for the three design principles for roof extension.

- 7.5 The next stage of the formal consultation, in accordance the regulations of PPS12 and Haringey's adopted Statement of Community Involvement (2008) was from 28th May to 12th July, for a period of seven weeks. The consultation document had a full policy assessment to show how it relates the existing Unitary Development Plan and the Emerging Core Strategy and the Development Management DPD. The results of the consultation were once again broadly positive, as detailed in the attached Appendix 2: Consultation Results.
- 7.6 A number of amendments and detailed design considerations have been incorporated into the document following queries and concerns raised by some respondents. These include explanations of how the proposals could be adapted to some of the more particular and unusual house types in the area and information to clarify other approvals required. The full list of responses and changes made, along with the full count of forms, opinions and responses, is appended at the end of Appendix 2.
- 7.7 We also carried out a Sustainability Appraisal on the design guidance and its impact on the local community, also available for consultation in parallel with the Draft SPD. Minor amendments were suggested in the consultation, as detailed in the table at the back of Appendix 2. The revised Sustainability Appraisal is attached as Appendix 3.
- 7.8 An Equality Impact Assessment has also been prepared and is attached as Appendix 4.
- 7.9 The revised SPD was presented to the Cabinet on the 12th of October and a resolution was made to adopt the house extension design guidance as an SPD.

8. Chief Financial Officer Comments

- 8.1 This report asks Planning Committee to note the adoption of the "House Extensions in South Tottenham" Supplementary Planning Document. Any costs arising for the preparing and disseminating the guidance will be met from within existing Service budgets.

9. Head of Legal Services Comments

- 9.1 For the October Cabinet, the Head of Legal Services provided the following comments: and these still apply:
- 9.2 “The policies contained in the SPD must be in conformity with the London Plan and the Council's adopted UDP in line with Regulation 13(8) of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 9.3 The SPD must be in conformity with the Core Strategy, when adopted. As this SPD will be adopted before the Core Strategy, it will be important that the two documents are consistent, or that the SPD is amended if inconsistent with the adopted Core Strategy. The document will carry little or no weight in the development management process if it does not conform with the Core Strategy once it is adopted.
- 9.4 Part 5 of the Regulations sets out the process to be followed both prior to and following the adoption of an SPD.
- 9.5 The Regulations set out the consultation process, and this should also be carried out in accordance with the Council’s Statement of Community Involvement. The Council cannot adopt the SPD until such time as it has considered any representations made and prepared a statement setting out a summary of the main issues raised and how these issues have been addressed in the SPD which it intends to adopt. This statement has been prepared and is included at Appendix 2 to this report.
- 9.6 As soon as reasonably practicable after the Council adopts the SPD it must comply with Regulation 19 of the Regulations. This involves making the statement summarising the consultation responses (at Appendix 2), an adoption statement and have the SPD available for inspection. The statement and adoption statement must be made available on the Council’s website, and the adoption statement must be sent to any person who asked to be notified of the adoption of the SPD.”
- 9.7 The Head of Legal Services has now asked the following to be added: “The SPD can now be considered to be a material consideration in the determination of planning applications for house extensions in Tottenham.”
- 9.8 An Adoption Statement has been produced and is attached here as Appendix 5.

10. Head of Procurement Comments – [Required for Procurement Committee]

10.1 not required

11. Equalities and Community Cohesion Comments

- 11.1 For the March Cabinet, the Equalities and Diversity Unit has provided the following comments: and these still apply:
- 11.2 “The demographic profile of South Tottenham indicates a number of specific issues in relation to the ethnicity and size of most households. A key consideration for the proposed consultation is whether the three designs proposed will meet the diverse circumstances and needs of all sections of the community.
- 11.3 The Equalities Service recommends that the Design and Conservation team undertake an Equalities Impact Assessment of the proposed designs as part of the process of the consideration process in order to ensure that there is no potential adverse impact to any resident group or community in South Tottenham.”
- 11.4 An Equalities Impact Assessment has been carried out and is attached here as Appendix 3.

12. Consultation

- 12.1 The formal consultation posted to residents and voluntary groups contained an explanatory letter, reply form and addressed return envelope; the documents contained details of where paper and online versions of the draft SPD and associated documents could be viewed. The Draft SPD, Sustainability Appraisal (SA) and Equalities Impact Assessment (EqIA) along with additional copies of the reply form were all available at 4no. local libraries and 2no. local council offices. They could also all be downloaded from the Council website as PDF documents. The reply form contained a translations page on the rear, letting people know in six community languages (Albanian, Polish, French, Somali, Hebrew and Turkish), large print, audio tape, Braille and easy words and pictures how to obtain translations of any of the documents. As it turned out, nobody took up this offer. The reply form asked people to rate their support for the proposal from 1 to 5 of 0 if they opposed it. There was also a box for other comments. Respondents were told they must give their name and address.
- 12.2 The Statutory Consultees and other local authorities were also sent a full version of the draft SPD and SA.
- 12.3 Consultation documents were sent out in the week from 21st May to 25th May 2010 and the web portal and consultation documents on the website went live on the 28th May. Respondents were asked to return their responses by 12th July; which gave them more than the statutory six weeks required. However responses received after that up to a couple of weeks ago have been included in the analysis.
- 12.4 Full details of the consultation response can be found in the Consultation Report attached as Appendix 2. The original consultation replies and detailed consultation analysis spreadsheet can be examined on request.

13. Service Financial Comments

13.1 For the October Cabinet, the Service Financial Team Leader provided the following comment: and this still applies:

13.2 “Any costs arising for the design guidance and community and stakeholder consultation will be met from within existing Service budgets.”

14. Use of appendices /Tables and photographs

14.1 Appendix 1: Final Draft (for adoption) House Extensions in South Tottenham Supplementary Planning Document

14.2 Appendix 2: Formal Consultation Response Analysis; September 2010

14.3 Appendix 3: Final Sustainability Appraisal; September 2010

14.4 Appendix 4: Equality Impact Assessment; December 2009

14.5 Appendix 5: Adoption Statement; October 2010.

15. Local Government (Access to Information) Act 1985

15.1 The following documents have been used to inform this report:

- PPS12 Local Spatial Planning, 2008
- Haringey’s Sustainable Community Strategy, 2007
- Haringey’ Core Strategy Issues and Options Report, (December 2007)
- Haring Core Strategy Preferred Options (May 2009)
- Haringey Unitary Development Plan (October 2006)

Appendix 1:
Haringey Local Development Framework

House Extensions in South Tottenham

Supplementary Planning Document



Final Draft (for adoption)
October 2010

www.haringey.gov.uk



Haringey Council

**SUPPLEMENTARY PLANNING DOCUMENT (No. 3)
HOUSE EXTENSIONS IN SOUTH TOTTENHAM**

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1. INTRODUCTION

- 1.1 Haringey Council recognises the need to relieve over crowding, and to provide for additional habitable accommodation for large families in part of the South Tottenham area of the borough. There is a pressing need for planning and design guidance for household extensions in the area, which would normally involve roof extensions. The guidance will ensure there is both adequate growing space for the occupiers, and good design justifications.
- 1.2 The specific needs of the local community were discussed informally with residents and ward councillors. They were subsequently discussed in greater detail at a meeting in May 2009, organised by a community leader, followed by a further meeting with community leaders in June. Draft illustrations of various roof extensions were tabled for their consideration. Three designs were agreed upon and, following Cabinet approval in October, were subject to consultation with the whole community and other stakeholders during December 2009 and January 2010. The roof extension design principles agreed through this consultative process have been developed for approval in this document.



Figure 1: the original South Tottenham residential terraces; diagrammatic view of house type

Scale and character of the area

- 1.3 The boundary of the area to which this planning and design guidance will apply is set-out in plan 1. The area is located in the extreme south-eastern corner of the borough, and is generally referred to as South Tottenham.
- 1.4 The traditional pattern of development of the area comprises late nineteenth and early twentieth century 2 storey terrace houses, typically with shallow pitched

roofs, lining a network of roads laid out to a grid pattern with back-to-back rear gardens. Within the overall area there is some visual variety between house types, the adjoining streets, and terraces on the opposite sides of the street.

- 1.5 Within individual terraces, however, there is a general consistency in the use of a limited palate of external facing materials and design detail. Whilst not a conservation area, or an area of particular architectural sensitivity, the terraces have a consistency of scale and rhythm resulting in a uniformity of street character within the area.

Community profile

- 1.6 It is a particular social condition of the South Tottenham area that occupiers have large households, often with extended families.
- 1.7 Demographic data reinforces the impression from repeated anecdotal reports that there is a significant overcrowding problem in the South Tottenham area, relating particularly to large families in small dwellings.
- 1.8 The presence of a significant Charedi Jewish Community has contributed to raising awareness of the overcrowding problem to the Council.
- 1.9 The Equalities Impact Assessment produced alongside this document analyses this in particular. This supporting document can be accessed via the Council's website.

Planning background



Figure 2; appearance of some recent extensions to terraces in the area (diagrammatic view of terrace)

- 1.10 Haringey's first UDP, adopted in 1998, included a policy which dealt specifically with dormer windows, roof extensions and loft conversions. This gave special consideration to the circumstances of the established Charedi Jewish Community in South Tottenham, where there is a need to provide accommodation for large families.
- 1.11 This policy was not carried forward into the Adopted UDP 2006, at which time the Council applied a simple policy approach which considered extension proposals in South Tottenham on exactly the same basis as extension proposals elsewhere in Haringey, consistent with Policy UD3 and SPG1a.
- 1.12 Over recent years, the Council has attempted to provide planning policy and design guidance that would assist in meeting the needs of the community; however, this has not been adopted formally. There is now an urgent need to address this issue, in order to provide a more consistent approach to design and give a greater degree of certainty to local residents.

Concerns about inappropriate roof extensions

- 1.13 The effect of some recent roof extensions has been of great concern to the Council, in terms of the scale of development and adverse impact on the character of the area. The policy and design guidance addresses this concern, by ensuring that the design and scale of any roof extension is appropriate for the building and for the character of the area.

- 1.14 Typically, there are flat roofed, second floor extensions which cover almost the whole footprint of the original dwelling. With the exception of a narrow margin at the front eaves of the building, most extensions have virtually replaced the whole of the pitched roof structure. (Figure 2 shows extensions substantially greater than a traditional dormer inserted into a roof)
- 1.15 These roof extensions have a significant effect, not only on individual buildings but on the appearance of the area generally. They stand out on the skyline when viewed against the adjoining sloping roofs, and the effect is visually intrusive conflicting with the original scale and character of the terrace. The number of large, flat roofed extensions constructed in recent years exacerbates the effect, and cumulatively these have started to change the scale and appearance of streets in the area.

Proposal for formal guidance

- 1.16 This document sets-out the Council's design guidance proposals for House Extensions in the South Tottenham area of the borough. Once completed and formally adopted, the guidance will become a Supplementary Planning Document (SPD).
- 1.17 The Draft Design Guidance Document was reported to Planning Committee on 15th September 2009 to seek their views on the design principles for house extensions in the South Tottenham area of the borough. The Planning Committee gave its support to the Draft Design Guidance.
- 1.18 It was then reported to Cabinet on 13th October 2009 to seek their approval on the design principles for house extensions in the South Tottenham area of the borough and their approval to consult stakeholders and the community.
- 1.19 Following the Planning Committee and Cabinet approval for community and stakeholder consultation, the Council undertook the consultation for a period of four weeks from 7th December to 11th January.
- 1.20 This consultation attracted a reasonable level of response, which demonstrated overwhelming support for the design principles set-out in the consultation document. The local community wanted to see the proposed guidance formalised, and accordingly, the outcome of the consultation was used to inform the production of this draft Supplementary Planning Document.
- 1.21 The design principles as set-out in this SPD have been considered by Cabinet, prior to the document being the subject of statutory public consultation. This received fewer but still impressive number of responses from the general public, good response from the statutory consultees and many detailed and useful suggestions. Overall the response was again strongly positive to the principle of the SPD.
- 1.22 Following the statutory six-week consultation period, the draft document was amended as appropriate before being presented to Cabinet for adoption as an SPD.

Status of the Supplementary Planning Document

- 1.23 This SPD has been prepared within the context of Government guidance, the Mayor's London Plan (2008), London Borough of Haringey Unitary Development Plan (2006), Haringey's emerging Core Strategy and other relevant supplementary planning guidance.
- 1.24 It is the intention of the Council that the SPD will elaborate upon the policies contained within the borough's UDP and emerging Core Strategy. It will be a material planning consideration and afforded significant weight when used to determine planning applications for the area.

Sustainability appraisal

- 1.25 This SPD has been prepared with a view to contributing to the achievement of sustainable development. In essence, this involves ensuring a better quality of life for everyone; now and for future generations.
- 1.26 A sustainability appraisal has been carried out in conjunction with the preparation of this SPD, which meets the regulatory requirements through a single appraisal process. Its main purpose is to appraise the social, environmental and economic effects of the SPD, from the outset of the preparation process, so that decisions can be made that achieve sustainable development

2. NEW PLANNING GUIDANCE FOR ROOF EXTENSIONS

- 2.1 Haringey Council recognises there is a need to relieve over crowding, and provide for additional habitable accommodation for large families in part of South Tottenham. There is a pressing need for new planning guidance that will regularise the size and design of roof extensions in the area, and ensure adequate growing space coupled with good design.
- 2.2 This document defines the three approved ways in which homes may be extended at roof level. These are an indication, and may vary according to the specific architecture of the terrace concerned; variations are explained in more detail in Chapter 3. However, notwithstanding the variation relating to that proviso, permissible forms of extensions are these and only these standard types. The three standard types are set-out below:

The three standard types of extension

Type 1

- 2.3 Type 1 is a full width dormer to the rear only, no higher than the level of the existing ridge, with possible rooflights to front only; diagrammatic view of single house.

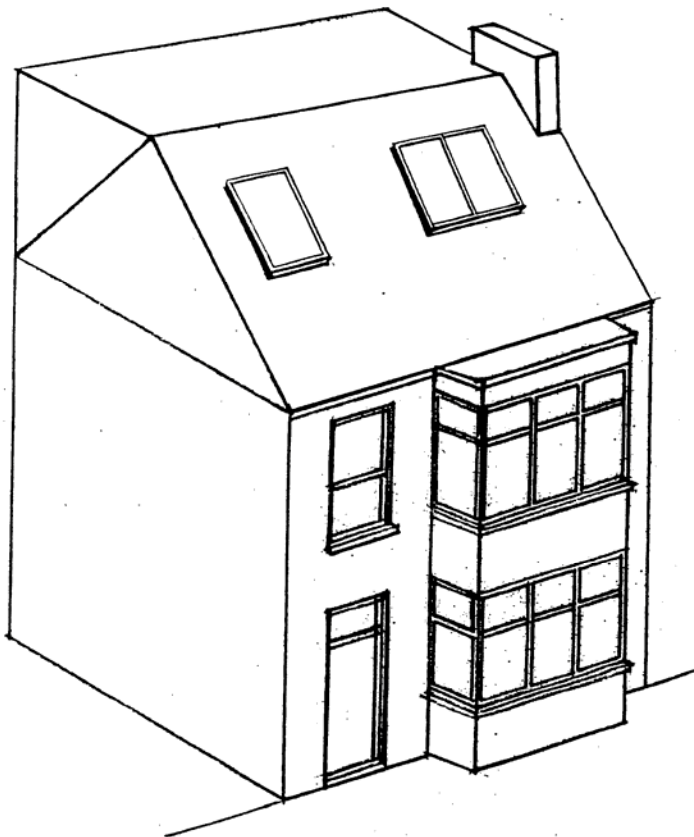


Figure 3; Type 1; full width dormer to rear only no higher than the level of the existing ridge, with possible rooflights to front only; diagrammatic view of single house

Type 2

- 2.4 Type 2 is a whole floor extension with flat roof behind a parapet in wall to match existing 1st floor construction; diagrammatic view of single house.

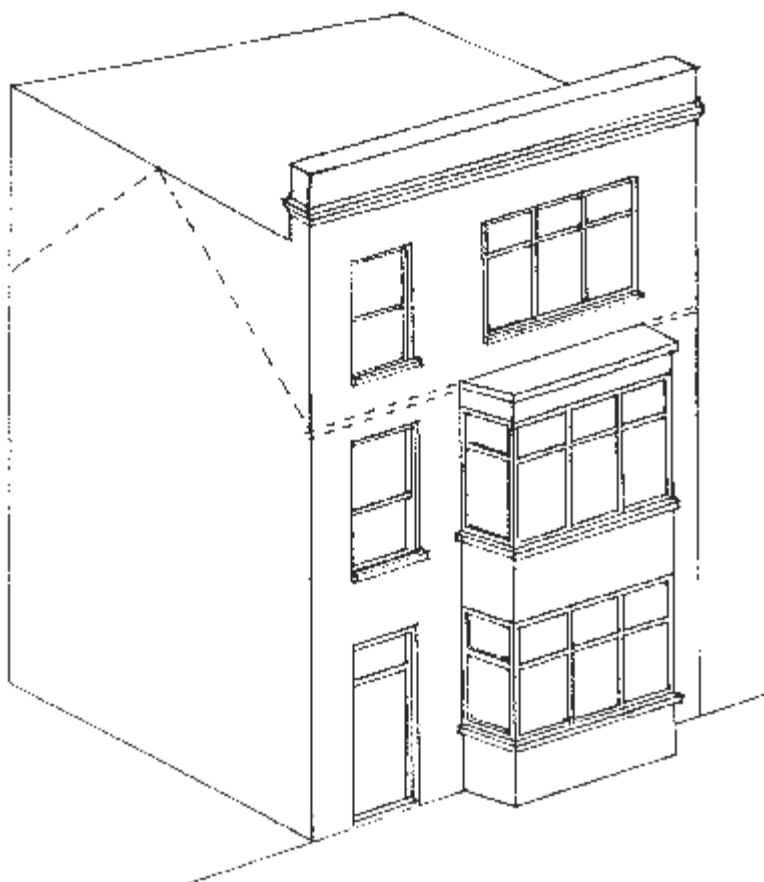


Figure 4; Type 2; whole floor extension with flat roof behind parapet in wall to match existing 1st floor construction; diagrammatic view of single house.

Type 3

- 2.5 Type 3 is a full 2nd floor extension with loft accommodation at 3rd floor level possible within pitched roof, in materials to match; existing; diagrammatic view of terrace.
- 2.6 It should be noted that this option can only be implemented by adjoining pairs of houses. This would be fulfilled once the external envelope; walls, roof and windows, were completed for both houses (even if one house was not internally fitted out) and this will be conditioned before either extension may be inhabited.
- 2.7 Extended dwellings will also need a secondary means of escape (i.e. a staircase) in case of fire. This must be included in the planning application and implemented before the extension can be inhabited. Please note that external staircases are not normally permitted.
- 2.8 Extended dwellings will also require very substantial structural alterations throughout. Such work would need to comply with the Building Regulations.

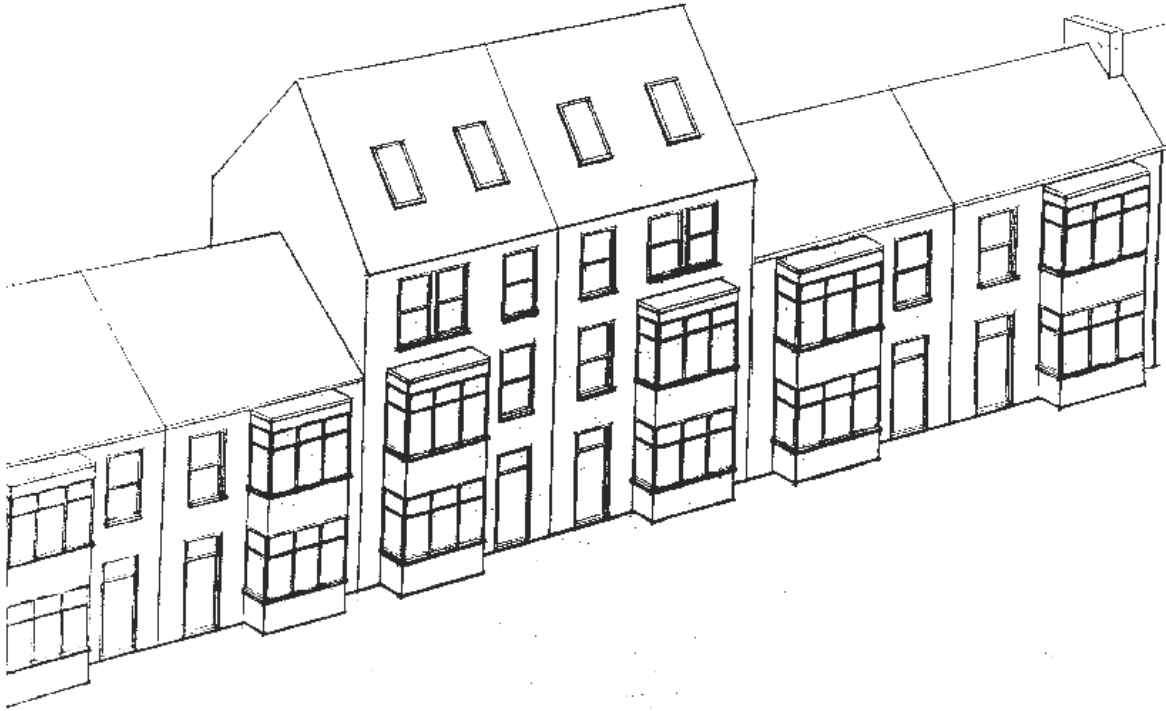


Figure 5; Type 3; full 2nd floor extension with loft accommodation at 3rd floor level possible within pitched roof, in materials to match; existing; diagrammatic view of terrace.

Transition

- 2.9 The intention is that the choice of extension types permits a gradual transition from a two storey street to a three storey street. In design terms it is expected that eventually groups of extended houses or complete terraces of houses would once again have a uniform design and visual coherence along the street. It is both desirable and strongly recommended that groups or complete terraces of houses would be extended following a uniform design and pattern.
- 2.10 The Type 3 extension is therefore the ultimate final maximum extension that would be allowed, and Type 2 can be seen as transitional towards Type 3, and Type 1 transitional to Type 2 and ultimately Type 3. It would therefore be expected that if a property has been granted planning permission for a Type 3 extension, but for whatever reason were unable to proceed with its construction, that property would be granted permission for a Type 2 extension (although they would still be required to make an application). Similarly if granted a Type 2 extension, a property would get permission for a Type 1. Furthermore, provided the planning permission had not passed its expiry date, the extension could later be extended more in line with that original permission.
- 2.11 The above does not change the requirements for inclusion of all the details necessary to make each type of extension a coherent and well designed proposition; for instance Type 2 extensions should always include the required parapet walls and cornices even though they would in time be removed.

3. DESIGN CONSIDERATIONS

Broad design considerations

- 3.1 As further roof extensions are constructed, the scale and character of the area will inevitably change. It is important that roof extensions comply with one of the approved design types to establish a consistency of scale and character for the terrace, street, and eventually the whole area.
- 3.2 As new roof extensions are undertaken by individual owners, it is recognised that it is likely to take a number of years before a whole terrace would become extended at roof level. The process is of gradual transition, with a consistent scale and character, built to a good standard of design, and suitable for accommodating appropriate growth.
- 3.3 Each planning application will be considered on its individual merits, having regard to the impact on the appearance of the house itself, on the adjoining houses either side, as well as on the architectural unity of the terrace and overall character of the specific street.
- 3.4 Daylight, Sunlight and Overlooking considerations may affect the viability of extensions in some cases. Extensions, even in accordance with this document, will not be permitted where they cause an unacceptable loss of daylight, sunlight or privacy to other dwellings, as defined in Haringey's Housing SPD paras. 8.20 - 8.26 incl..



Figure 6: possible streetscape in transition with Type 2 type extensions

Facing materials

- 3.5 In terms of facing materials to front elevations facing brickwork, render and hanging tiles at the upper level are predominant. In roof extensions hanging tiles set above the eaves line of the original dwelling are generally visually compatible with the plain tile covered traditional pitched roofs typical of adjoining 2 storey houses along the terrace.
- 3.6 A specific palate of facing materials has been identified during the course of public consultation as follows:

Element	Original Material	Proposed Material
Walls	Brick	Brick in matching colour and size
	Render	Render in matching colour and finish, flush finished to the existing (a new skim coat and paint finish to existing render is recommended to tie-in new work seamlessly).
Pitched Roofs	Slate	Natural or artificial slate to match in colour and size the <i>original</i> roof covering.
	Tiles	Plain clay tiles or artificial (usually concrete) to match, in matching colour and size.
		In both of the above, applicants are encouraged to <i>reuse</i> the existing roofing materials wherever possible. It is recommended that reused existing tiles are used first on the front (street facing) slope, and if possible new roofing materials on the rear.
	Note:- flat roofing materials are at applicants discretion	
Windows	Window shape, pattern and material should match the existing; see further details below.	

- 3.7 Where properties have already been altered with new non-matching materials not listed above, applicants should endeavour to ascertain the type of original material used and utilise the appropriate proposed material as above. It will normally be possible to work this out as most (if not all) terraces have at least one house with surviving original materials, where repairs have been carried out in matching materials or where (eventually following application of these policies over the years) extensions have been built using matching materials.

Fenestration and detailing

- 3.8 **Windows:** The size and pattern of windows should be reproduced from the floor below. The line of the window cills and heads will set the line of fenestration which must be maintained.
- 3.9 **Bays:** Under design types 2 and 3, bays may be extended to the additional floor or remain at their present height. In all cases, the existing roof to the bay should be retained or reproduced exactly to match at the new height.



Figure 7; recent planning application showing original unacceptable proposal to remove gabled roof to bay window and final acceptable solution to retain original bay window roof

- 3.10 **Pitched Roofs:** new and modified pitched roofs should follow the original roof in materials and detailing. Where houses have parapets at party walls, between houses, a parapet should be provided in extended roofs (in type 3 extensions) both between the pair of extended roofs and at either end. Where the original terrace did not have party walls extended through the roof as parapets, there should not be parapets between or at either end of pairs of type 3 extensions. This would allow any subsequent neighbour to extend using type 3 and to achieve consistency.
- 3.11 **Hipped and gable ends:** At the end of terraces, some houses were originally built as hipped pitched roofs, others as pitched roofs ending in a gable. Whilst it would be preferable to replicate the hipped pitched roof (where that is original) on end of terrace houses with a Type 3 extension, where the proposal would not be overbearing, it would be acceptable to detail the extension as a gable end
- 3.12 **Flat roofs and their parapets:** A parapet will be required to all front elevations in type 2, and to side elevations where house is end of terrace or adjacent to a house whose roof will be at a lower level, i.e. an unextended house or one which

has a type 1 extension or one of the previously permitted (but no longer permitted) large dormer type extensions has been built.

- 3.13 **Gables:** Some of the older homes in the area have large, second floor gabled roofs as existing. Such properties may not be suitable for design type 2 or 3 extensions. However, these houses generally have a higher roof ridge, making type 1 extensions easier to achieve.



Figure 8; typical gable fronted terrace not suited to Type 2 and 3 extensions

- 3.14 **Paired houses:** Some properties were constructed as a matching pair of semi-detached houses, sharing a gabled bay or other architectural feature. In such instances, a type 2 or 3 extension would only be possible if both homes were extended jointly.
- 3.15 **Brick & Stone Details:** The Council will seek the retention and reinstatement of all original, decorative brick and stone details to elevations of extended houses and strongly recommends that such details be replicated where appropriate in extensions.
- 3.16 **Rear Projections:** The roof extensions proposed in this SPD are not meant to apply to rear projections from the original continuous terrace, often giving the house an L-shaped plan. This applies whether they are original rear projections or later extensions. Extended, the continuous line of each terrace, which is normally two rooms deep, should usually provide adequate extra living space. Furthermore, there is a much greater danger of loss of daylight, sunlight and privacy to neighbours, both backing onto the house concerned or either side, if rear projections were extended to 2nd and 3rd floors.

Rear extensions

- 3.17 Ground floor rear extensions may continue to be considered acceptable, but they should not extend beyond 3 metres from the back of the original terraced house, 4 metres for semi-detached properties. All rear extensions should conform in this respect (paragraph F.2) and to all the other provisions of our adopted SPG1a, Design Guidance, and the emerging Development Management DPD.
- 3.18 In considering proposals for rear extensions the Council will assess their impact on the adjoining dwellings, with particular attention paid to protecting privacy, maintaining sunlight and daylight, and maintaining a reasonable outlook for adjoining properties.
- 3.19 Extensions must be of the highest quality design, constructed in a sympathetic architectural style with detailing, fenestration and materials to match the existing style.

Houses converted to flats, bedsits and Homes in Multiple Occupation (HMO)

- 3.20 It is not the intention of these policies to permit the enlargement of houses that have been converted to flats or bedsits. Applications for extensions of such properties that follow the form described in this document will not be approved.
- 3.21 Furthermore, it is not the intention that these policies permit the conversion of single family houses to several self contained flats or bedsits. Therefore applications for extensions following the recommendations contained in this document will only be permitted if the property remains a single family dwelling.
- 3.22 To ensure houses enlarged following the principles in this document remain single family dwellings, applications for conversion of properties previously extended will not be approved for a period of 20 years after completion of the last extension. This policy will be reviewed regularly to determine if there is a continuing high demand for large family dwellings in the area.
- 3.23 Following recent changes to the General Development Order, planning cannot prevent use of a single family dwelling by unrelated adults, in other words, as a Home in Multiple Occupation (HMO) unless clear evidence of excessive use of houses for HMOs emerges. However the Council discourages extensions of houses used as HMOs or as part of an intention that they become HMOs. Landlords should be aware of the licensing requirements that need to be met for use of houses as HMOs.
- 3.24 For the purposes of planning, Houses in Multiple Occupation (HMOs) are defined as “a single dwelling house or self contained flat in a house organised in such a way that it becomes occupied by a number of separate households of 3 or more people that share certain facilities in common”.

Sustainable design and construction and renewable energy

- 3.25 In order to reduce the environmental impact of development, and mitigate against the effects of climate change, proposals should fully integrate the principles of sustainable design and construction. Residents are encouraged to incorporate measures to reduce energy consumption and generate carbon-free energy in their homes.
- 3.26 The substantial construction work involved in the extensions described in this document will be required to comply with standards in the current Building Regulations; in most cases a significant improvement on the existing buildings. The Council will encourage residents to exceed these standards. Further details will be included in the forthcoming Sustainable Design and Construction SPD.

4. DEFINED AREA

- 4.1 For the purposes of this guidance, South Tottenham is defined as the area bounded by Crowland Road to the north, Markfield Recreation Ground and the River Lee to the east, Craven Park Road to the south and Tottenham High Road to the west, excluding the Conservation Area (South Tottenham High Road Conservation Area – no. 27). See the attached map, figure 7.

Streets included in the area

- 4.2 List of Streets included in the Area to which this policy document applies:

- Crowland Road,
- Ferndale Road,
- Lealand Road,
- Gladesmore Road,
- Fairview Road,
- Craven Park Road,
- Olinda Road,
- Castlewood Road,
- Leadale Road,
- Grovelands Road (excluding odd nos. 25 upwards),
- Riverside Road
- Lockmead Road,
- Elm Park Avenue,
- Wargrave Avenue,
- Wellington Avenue,
- Caxton Avenue,
- Norfolk Avenue,
- Rostrevor Avenue
- Barry Avenue,
- Clifton Gardens,
- Craven Park Court,
- and the short stretch of the east (even) side of Tottenham High Road between Lealand and Ferndale Roads.

Map of the area

- 4.3 Map of the area: see overleaf.



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5. POLICY CONTEXT

- 5.1 This SPD will form part of the borough's LDF (figure 6). The SPD may be reviewed in light of the Core Strategy which is expected to be adopted in late 2010.

National Policy

5.2 Planning Policy Statement 1:

Delivering Sustainable Development 2005 (PPS1) requires that "planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just in the short term but over the lifetime of the development" (Paragraph 13 (IV)). PPS1 also states that "design which fails to take the opportunities available for improving the character and quality of an area should not be accepted." (Paragraph 13 (IV))

5.3 Planning Policy Statement 3:

Housing (PPS3) sets out how Local Planning Authority's policies on various aspects should relate to new approaches to housing and encourages, amongst other things, the provision of informed guidance to applicants on the methods for more efficient use of space without compromising the quality of the townscape. PPS3 encourages the creation of places and spaces that are oriented to the needs of people, creating distinctive neighbourhoods and enhancing local character.

5.4 Planning Policy Statement 5:

Planning for the Historic Environment (PPS5) sets out the Government's policy for the identification and protection of heritage assets. It offers guidance and advice on controls over Listed Buildings and Conservation Areas and their settings. It also encourages Local Planning Authorities to maintain a list of buildings of local significance to compliment the list of buildings of national importance, and offers advice on the preservation and enhancement of the wider historic environment.

5.5 Planning Policy Statement 22:

Renewable Energy (PPS 22) sets out key principles which local planning authorities should adhere to in their approach to planning for renewable energy. It offers guidance on the need to include policies in development plans which promote and encourage renewable energy resources; the need for criteria based policies against which to assess applications for renewable energy developments – policies should not rule out or place constraints on the development of renewable energy technologies without sufficient reasoned justification; and the need to consider the wider environmental and economic benefits of renewable energy projects as material considerations that should be given significant weight in determining whether proposals should be granted planning permission.

Regional Policy; the London Plan (2008)

- 5.6 Regional policy is identified in the Mayor's Spatial Development Strategy, The London Plan, February 2008, which forecasts London's land use and spatial development considerations for the next twenty years. The Plan identifies key priorities for housing focusing on making London a better city for people to live in and ensuring that future residential development is located so as to maximise the use of scarce land, to conserve energy and to be within easy access of jobs, schools, shops and public transport.^{1.17} The document states that good design is central to all the objectives of the Plan. Specific design principles and issues are addressed in the London Plan policies as follows:
- 5.7 **Policy 4B.1:**
Design Principles for a Compact City focuses in particular on ensuring developments are sustainable, durable and adaptable and respect local context, character and communities, and London's built heritage.
- 5.8 **Policy 4B.2:**
Promoting World-Class Architecture and Design signals that the Mayor will work with partners to promote design guidelines for London.
- 5.9 **Policy 4A.3:**
Sustainable Design and Construction requires measures to conserve energy, materials, water and other resources and ensure developments are comfortable and secure for users.
- 5.10 **Policy 4B.8:**
Respect Local Context and Communities calls for boroughs working with local communities, to recognise and manage local distinctiveness ensuring developments preserve or enhance local social, physical, cultural, heritage, environmental and economic characteristics.
- 5.11 **Policy 4B.12:**
Heritage Conservation states that Councils should protect and enhance historic assets in London.
- 5.12 **Policy 4A.14:**
Requires the Council, where appropriate to, encourage green roofs on residential properties to assist in the managing of long-term flooding risk and in increasing biodiversity. The Council should also discourage the covering of front gardens to provide hard-standings for car-parking, again contributing to sustainable urban drainage. In addition, The London Plan identifies as one of the aims for the Blue Ribbon Network to encourage sustainable drainage techniques within urban areas.

Local Policy

- 5.13 Haringey's adopted Unitary Development Plan (UDP) 2006 provides the statutory planning policy framework for land-use and development in the borough. The Council is currently preparing the Core Strategy as part of its new Local Development Framework (LDF). Once adopted, the Core Strategy will

replace the borough's Unitary Development Plan. In the meantime, planning applications will be determined in accordance with the UDP (2006) and London Plan (2008) and should comply with the requirements of other relevant supplementary planning guidance.

5.14 This SPD will form part of the borough's LDF (figure 6). It will be monitored on an annual basis as part of the Annual Monitoring Report. The SPD may be reviewed in light of the Core Strategy which is expected to be adopted in late 2010.

5.15 Haringey's existing planning policy is set out in the Haringey Unitary Development Plan (2006). Specific policies related to residential extensions and alterations are identified as follows.

5.16 **Policy G2:**
Development and Urban Design – development should be of high quality design and contribute to the character of the local environment.

5.17 **Policy UD2:**
Sustainable Design and Construction – ensuring design that maximises the potential of the site without causing any unnecessary local nor global consequences.

5.18 **Policy UD3:**
General Principles – encouraging design that responds positively to its context and that is accessible.

5.19 **Policy UD4:**
Quality Design – Development should positively address detailed and interrelated elements of design.

5.20 **Policy HSG3:**
Protecting Existing Housing.

5.21 **Policy HSG6:**
Houses in Multiple Occupation (HMOs) – restricting conversions into HMOs and encouraging conversion of sub-standard HMOs back into single family dwellings.

5.22 **Policy HSG7:**
Housing for Special Needs – encouraging supported housing schemes.

5.23 **Housing Supplementary Planning Document**
Development and Urban Design – development should be of high quality design and contribute to the character of the local environment.

Relationship of this SPD to the Local Development Framework

5.24 An SPD is a Local Development Document which forms part of the London Borough of Haringey's Local Development Framework (LDF) as shown in the Fig. 7. The LDF will replace the Haringey Unitary Development Plan 2005.

- 5.25 The Council’s Local Development Scheme, adopted in March 2005, sets out the project plan and timetable for preparing the LDF and identifies the completion of a Supplementary Planning Document for residential extensions as a priority for completion in 2010.
- 5.26 The SPD will be monitored on an annual basis as part of the Annual Monitoring Report. The SPD may be reviewed in light of the Core Strategy which is expected to be adopted in late 2010. Each application on residential extensions and alterations will be assessed against the local policies as well as the policies from the London Plan including 4B.1.

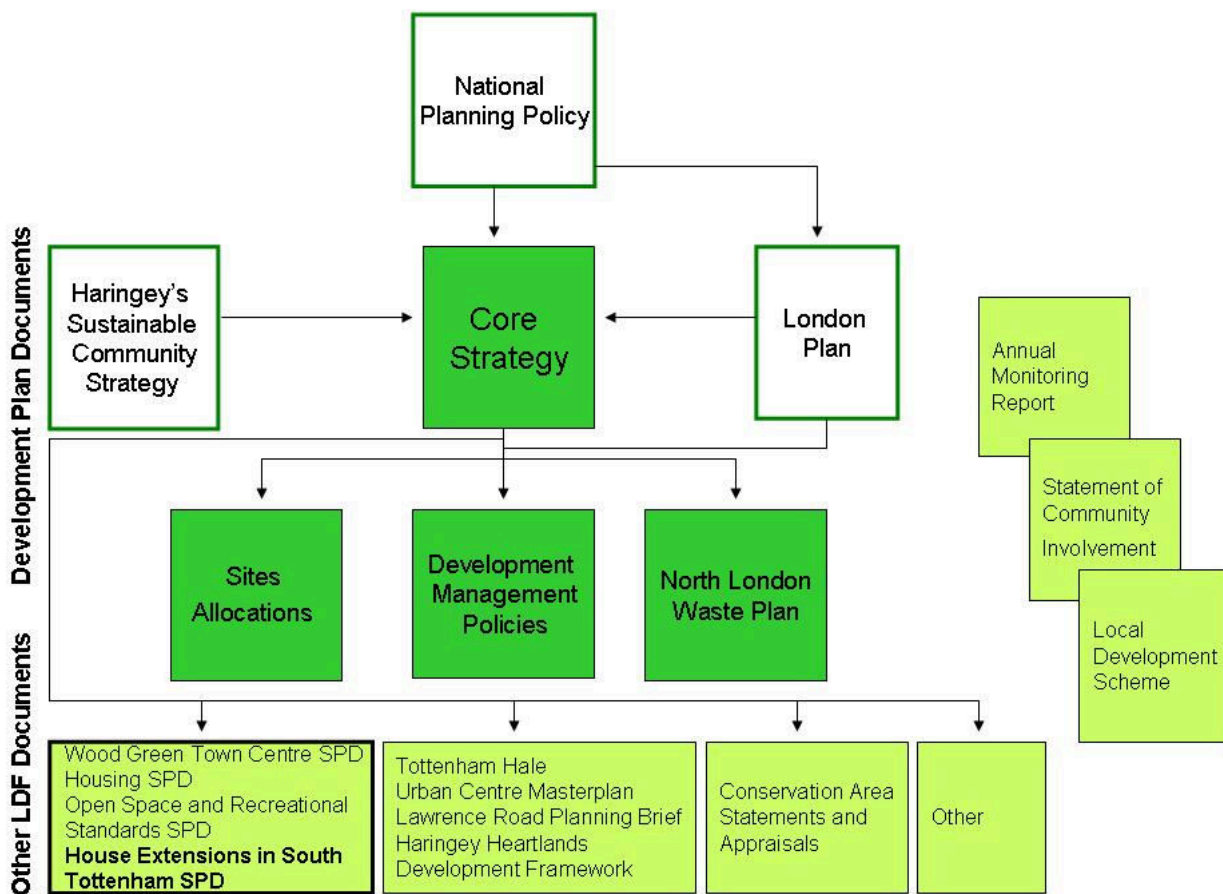


Figure 9: Haringey's Local Development Framework. Upon adoption, this Supplementary Planning Document will sit alongside other adopted SPDs; in the bottom left corner of the above diagram.

Permissions Needed

- 5.27 It is essential to consider whether a proposal to extend or alter a residential property requires permission, and, if so, what type of permissions may be required.
- 5.28 Development can sometimes include certain works that may not require planning permission, for instance small extensions including front porches, works to low boundary walls and fences, small plant and equipment, including

for air conditioning, provided not more than 4m off the ground and certain changes of surface material and minor alterations. These types of development are normally referred to as permitted development.

- 5.29 Permitted development rights do not apply to flats, and can be removed by an Article 4 Direction, or by a planning condition, covering specified development. You are, therefore, advised to write to the Planning Service before undertaking any works to your house or flat, giving details of the works proposed, together with a plan showing dimensions in metres and a site location plan. Further advice on whether or not a given work constitutes permitted development can be obtained either from the Planning Service or online from the Government Planning Portal.
- 5.30 Planning permission should not be confused with approval under the Building Regulations. A separate application must be made to the Building Control Service of the Council for the necessary approvals, after planning permission has been obtained. When applying for planning permission it is essential to remember that, in order to ensure that your proposal can be built, it must also comply with the Building Regulations.
- 5.31 Listed Building Consent will be required for any works (both internal and external) to a statutory listed building, even if planning permission is not needed. It is a criminal offence to carry out, or cause to be carried out, works to a listed building without permission.

6. IMPORTANT NOTES

Existing Permissions

- 6.1 This guidance applies solely to new development, is independent of and does not invalidate any previous planning decision for an extension to a house (but see section 5.25 - 29 above).

Requirement for Permissions

- 6.2 This guidance does not remove the need to obtain Planning Permissions and other permissions required including those most relevant to this area as follows:

6.3 Listed Building Consent:

Listed Building Consent will be required for any works (both internal and external) to a statutory listed building, even if planning permission is not needed. It is a criminal offence to carry out, or cause to be carried out, works to a listed building without permission. It is extremely unlikely that an extension following the guidance in this document would be permitted to any of the Listed Buildings in the area. However extensions to properties that would affect the setting of listed buildings would have to be considered in line with established national and local planning policy. This would be considered by the council as part of the normal planning application process.

6.4 Conservation Areas:

The area to which this SPD applies deliberately does not include any Conservation Areas, but the whole of the western edge borders the South Tottenham High Road Conservation Area. As with listed buildings, extensions that might affect the setting of the Conservation Area should be considered in the light of this in accordance with relevant national and local policy. The South Tottenham High Road Conservation Area has an adopted Character Appraisal which can be viewed on our website and should be consulted by those considering extensions that might affect its setting. This would be considered by the council as part of the normal planning application process.

6.5 Building Control Approval:

Planning permission should not be confused with approval under the Building Regulations. A separate application must be made to the Building Control Service of the Council for the necessary approvals, after planning permission has been obtained. When applying for planning permission it is essential to remember that, in order to ensure that your proposal can be built, it must also comply with the Building Regulations.

6.6 The Party Wall Act:

The Party Wall Act contains rules governing extensions and alterations to Party Walls; which are walls that are shared between two adjoining properties. Most terraced houses in South Tottenham are separated from their neighbours by Party Walls. The provisions of the act are governed by statute law and are not the responsibility of the Council, but provides legal protection and redress for neighbours, including that where party walls are extended, surveyors are appointed for both properties at the cost of the extending owner.

6.7 Construction Works:

Damage, disruption and inconvenience to the life and property of third parties, including neighbours, are also protected by various laws, but again are not the responsibility of the Council. We would, however, encourage contractors to join the Considerate Contractors scheme and follow its provisions. Building near a road requires care and effort so that the work is done with speed and up to standard. The Council has regulations on this and a licence is required for the use of skips and building materials as well as a licence for scaffolding and hoarding.

6.8 HMO Licensing:

Properties rented out as a House In Multiple Occupancy (HMO) must have a licence from the Council. An House in Multiple Occupation is any building that is occupied, as a main residence, by more than one household. The Housing Act 2004 makes it an offence to have control of or manage an HMO which requires a licence but is not licensed. It is also an offence if a licence holder fails to comply with the conditions of a licence. The legislation covering licensing can be found in Part 2 of the Housing Act 2004, and in associated orders and regulations. Licences will be granted if the house is or can be made suitable for multiple occupation, the applicant is a fit and proper person and the most appropriate person to hold the licence, the proposed manager has control of the house, and is a fit and proper person to be the manager and the management arrangements are satisfactory. The Council's HMO team consider license applications and carry out inspections of properties.

References and Contacts

For further information please contact:

London Borough of Haringey
Planning Policy Design & Conservation Team,
639 Tottenham High Road,
LONDON
N17 8BD
Tel: 020 8489 1479
Email: ldf@haringey.gov.uk

7. BIBLIOGRAPHY

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Haringey Council

Appendix 2: Consultation Results

Title:	House Extensions in South Tottenham Supplementary Planning Document Second formal consultation
Lead Officer:	Ismail Mohammed
Date:	14 th September 2010

1. Consultation Overview

In October the Cabinet approved the principles of design guideline for house extension in the South Tottenham area of the Borough for informal community consultation. This consultation was broadly positive and a further Cabinet in March 2010 approved making the guidance into a draft Supplementary Planning Document for formal consultation. This took place between 28th May and 12th July and the results of that consultation is the subject of this report.

2. Purpose

Statutory Consultation with statutory consultees, relevant local stakeholders and local residents on the proposed Supplementary Planning Document containing planning guidance on house extensions to be applicable in the specified area of South Tottenham only.

3. Who was consulted

Statutory Consultees (English Heritage, Natural England and the Environment Agency), all addresses in the area proposed to be affected by the proposed planning policies, community groups based in or concerned about the area, the planning offices of neighbouring local authorities and the GLA. It was also made available on the Council's website at:

http://www.haringey.gov.uk/south_tottenham_house_extensions.htm

4. Methodology

The package posted contained an explanatory letter, reply form and addressed return envelope; the documents contained details of where paper and online versions of the draft SPD and associated documents could be viewed. The Draft SPD, Sustainability Appraisal (SA) and Equalities Impact Assessment (EqIA) along with additional copies of the reply form were all available at the central library in Wood Green, 3no. local libraries (Marcus Garvey Library at Tottenham Green, St Ann's Library on St Ann's Road and Stamford Hill Library in neighbouring Hackney), the South Tottenham Customer Services Centre at Apex House, our own offices at 639 Tottenham High Road. They could also all be downloaded from the Council website as PDF documents. Postal and email addresses for return of responses were provided on the explanatory leaflet; the same postal address was printed on the envelope included with those posted out. The documents were also translated into the Council's "Limehouse" online consultation web portal.

The explanatory letter was a single sheet of A4 paper with a map of the area on the rear. The reply form, also a single sheet of A4, contained a translations page on the rear, letting people know in six community languages (Albanian, Polish, French, Somali, Hebrew and Turkish), large print, audio tape, Braille and easy words and pictures how to obtain translations of any of the documents. As it turned out, nobody took up this offer. The reply form asked people to rate their support for the proposal from 1 to 5 of 0 if they opposed it. There was also a box for other comments. Respondents were told they must give their name and address.

The statutory Consultees and other local authorities were also sent a full version of the draft SPD and SA.

5. Summary of responses

56 responses were received. The vast majority (86%) of those returned were our original forms, 10% with an attached letter and/or email, the rest (76%) just the form. No respondents used the "Limehouse" web portal.

Opinions on the draft SPD were overwhelmingly positive. 67% of those that expressed an opinion had very strong support (81% showing some support), only 19% opposed. 14% of all forms did not express an opinion, so including them gives 57% strong support (70% all levels of support) to 16% opposing.

The form stated that respondents should give their name and address to be considered valid. 6no. respondents did not give their name or address (marked as ANON in red on Table 1). Also, one other respondent gave only their address. This is not a significant number; their responses were all positive so could be considered suspect, but would not have affected the overall results. One respondent opposed to the policy gave their name and address but asked that it be not made public.

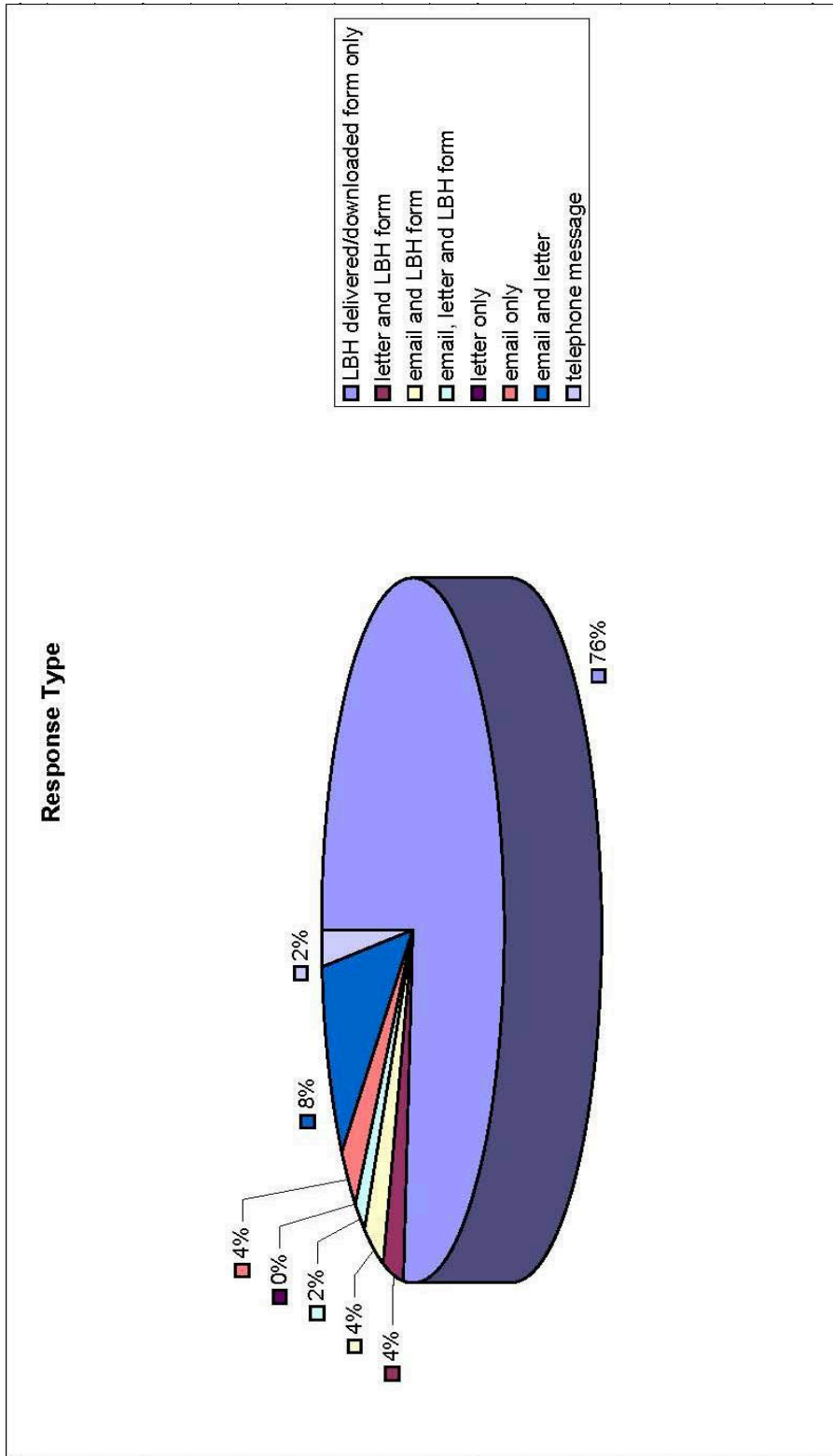
In addition, we analysed the responses given in the “other opinions” section of the form and in accompanying letters and emails (or where letters, emails or phone calls were the only response received). Rationalising them into 28 different points of view expressed, we counted the number of times roughly that view was mentioned; as Table 2. We have given our response to each of those views; often we accept the point made as valid, sometimes we explain why it is not relevant or discounted for other reasons. The final column in Table 2 explains what changes are being made to the SPD or SA (if appropriate) in response to the view expressed.

By far the most commonly expressed view, mentioned 12 times, was an explanation of their support for the SPD being necessary for large families; this was the most common and usually only opinion expressed in the majority of responses supporting the SPD; most other supportive responses did not contain any relevant opinions (being either thanks for the proposed SPD or nothing written there).

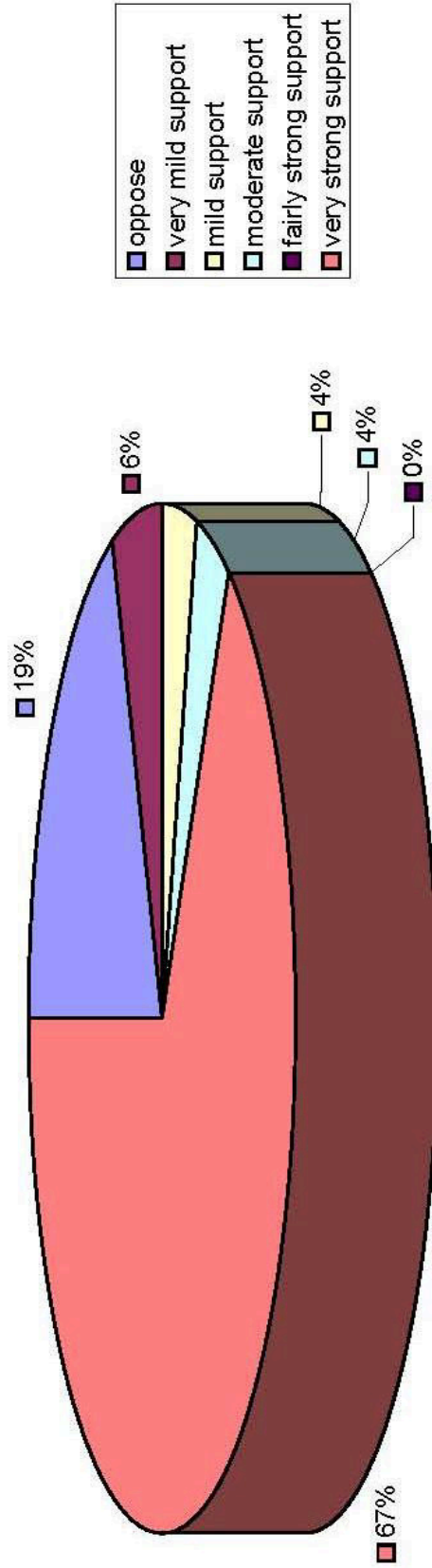
The second most common view, expressed 6 times, is the most common reason given for opposing the policy; that they consider the prevalent 2 story height of houses in the area is appreciated and should be retained. It would not be possible to amend the SPD in response to this, which is a fundamental opposing viewpoint, but with only 6 people expressing this view, is clearly outnumbered by those welcoming the draft SPD. However most opposing respondents expressed many reasons, each of which is also counted, considered and where appropriate acted on in amendments to the documents.

6. Summary of Findings

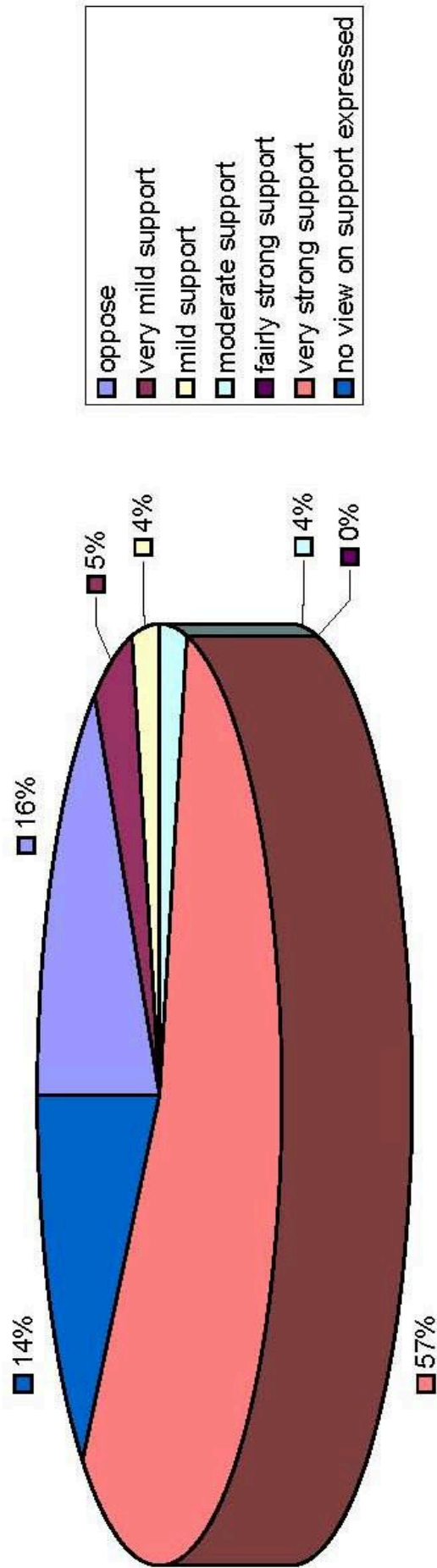
The following pages contain the statistical analysis of the findings; first form types received, second and third pie charts of the level of approval, and fourth a table of the opinions expressed the issues raised.

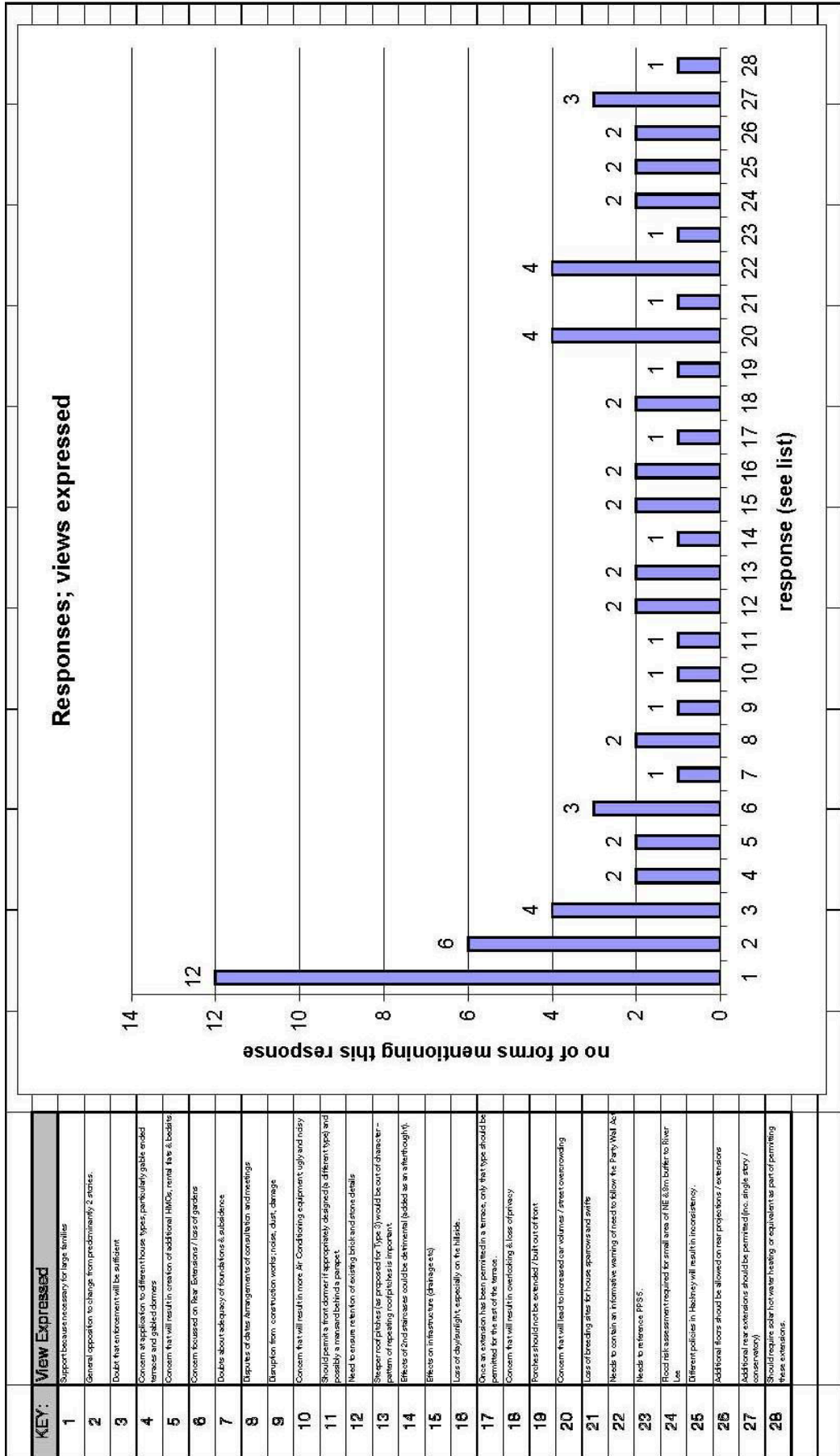


Opinions on the draft SPD



Opinions on the draft SPD (including no opinion expressed)





8. Council's response

It is clear from the representations received that the local residents would support the SPD being adopted as part of the council's planning Local Development Framework.

A number of amendments and detailed design considerations have been incorporated into the document following queries and concerns raised by some respondents. These include explanations of how the proposals could be adapted to some of the more particular and unusual house types in the area and information to clarify other approvals required. The full list of responses and changes made, along with the full count of forms, opinions and responses, is appended at the end of this document.

9. What happens next

Following consideration by Cabinet, if approved, the draft SPD will be adopted a further week after the Cabinet.

10. When did the Consultation take Place

Consultation documents were sent out in the week from 21st May to 25th May 2010 and the web portal and consultation documents on the website went live on the 28th May. Respondents were asked to return their responses by 12th July; which gave them more than the statutory six weeks required. However responses received after that up to a couple of weeks ago have been included in the analysis.

11. Specific Area

The South Tottenham area to which this SPD applies is strictly defined; a map and list of streets (and where relevant numbers of properties where streets are part in the area and part out) can be found in the SPD.

12. Related documents

Reports for Cabinet 23rd March 2010, 12th October 2010

Appendix 1: Adoption Draft House Extensions in South Tottenham
Supplementary Planning Document October 2010

Appendix 3: Equality Impact Assessment December 2009

13. Contact Information -

Ismail Mohammed	Group Manager, Strategy & Sites	tel.: 020 8489 2686
Richard Truscott	Design & Conservation Team	tel.: 020 8489 5241

Opinions on the draft SPD	Count	Consolidated Issues on the draft SPD	Count	Standardised Response (in addition to any personalised response required)	Changes to be made (to the SPD, Sustainability Appraisal or Cabinet Report if appropriate)
0 oppose	9	1 Support because necessary for large families	12	The evidence (including from the consultation) of demand for space from large families in the area is the main reason for our proposing this SPD	No changes to SPD, SA or Report
1 very mild support	3	2 General opposition to change from predominantly 2 stores.	6	This view has been considered but many similar areas successfully have predominantly 3 story housing.	No changes to SPD, SA or Report
2 mild support	2	3 Doubt that enforcement will be sufficient	4	By clarifying policy and the limited options available, whilst allowing legitimate ways for local demand for house extensions to be fulfilled, enforcement will be easier.	No changes to SPD, SA or Report
3 moderate support	2	4 Concern at application to different house types, particularly gable ended terraces and gabled dormers	2	Further details on application of the permissible extension types to most and hopefully all variations (including gable ended terraces and gabled dormers) are being added to the SPD.	We will expand the text on application of the house extension types to different design variations and where required add diagrams.
4 fairly strong support	0	5 Concern that will result in creation of additional HMOs, rental flats & bedsits.	2	The SPD does not apply to houses converted to flats or bedsits and houses extended will not be permitted to be converted to houses or flats. National government policy seeks to encourage use of houses as HMOs provided licensing provisions are complied with and does not allow councils to restrict HMOs through planning unless strong evidence of too many HMOs is shown. Housing Licensing will continue to monitor quantity of HMOs in the area and advise Planning if there is evidence.	The section on houses converted to flats and HMOs (paragraphs 3.18 to 3.21) will be clarified so that the restrictions cover flats and bedsits and explaining the situation regarding HMOs. A note on HMOs requiring licensing will be added after paragraph 6.2.
5 very strong support	32	6 Concern focussed on Rear Extensions /loss of gardens	3	By providing legitimate alternative ways for houses to be extended, pressure for rear extensions will be reduced. Haringey's existing borough wide planning policies restricting rear extensions will be followed in the area.	No changes to SPD, SA or Report
- no view on support expressed	8	7 Doubts about adequacy of foundations & subsidence	1	Building Control approval is required and this covers adequacy of foundations and the possibility of subsidence. Home owners would be liable for any subsidence caused by extensions built without adequate foundations.	The Permissions Needed section will be rationalised as planning only; redirecting other permissions needed to Chapter 6. A note on building works requiring building control approval will be added after paragraph 6.2.
TOTAL:	56	8 Disputes of dates /arrangements of consultation and meetings	2	Dates of the initial <i>informal</i> consultation were extended after material was sent out. The <i>formal</i> consultation was not changed and went according to plan.	Added text at and amendments to paragraph 1.2 to clarify this.
		9 Disruption from construction works; noise, dust, damage	1	This is not a possible planning objection; UK law does not provide any redress through planning for disruption due to construction work. Civil law may provide separate protection but is not the concern of the Council.	The Permissions Needed section will be rationalised as planning only; redirecting other permissions needed to Chapter 6. A note on disruption due to building works will be added after paragraph 6.2.
		10 Concern that will result in more Air Conditioning equipment; ugly and noisy	1	Planning permission is only required where any part of external air conditioning equipment is more than 4m off the ground. Appearance and noise are significant material considerations where planning permission is required but the Council has no power to prevent them where permission is not required.	Info on air conditioning equipment added to Paragraph 5.27, on Permitted Development. Further information on noise from air conditioning added to 5.30, now on other relevant planning considerations.
		11 Should permit a front dormer if appropriately designed (a different type) and possibly a mansard behind a parapet.	1	Front dormers would not provide enough space for most needs; therefore they would only be rarely built and they would not contribute to consistency. Mansards behind parapets are not typical of age of properties in the area.	No changes to SPD, SA or Report
		12 Need to ensure retention of existing brick and stone details	2	The Council seeks retention (and where appropriate replication) of existing brick and stone details.	Added text in new paragraph 3.15
		13 Steeper roof pitches (as proposed for Type 3) would be out of character – pattern of repeating roof pitches is important.	2	Consistency is important to the character of the area and has been a major consideration in the SPD; however actual roof pitch is a relatively minor factor.	No changes to SPD, SA or Report
		14 Effects of 2 nd staircases could be detrimental (added as an afterthought).	1	Where proposals would require a 2 nd staircase, it needs to be included within the house in the planning application drawings. A later added on 2 nd staircase would require a separate planning application & external staircases are opposed.	Added paragraph 2.7 to section on Type 3, expanding on need for secondary means of escape and that external staircases not acceptable. Need to consider in planning permissions added to rewritten paragraph 5.30; Other Planning Considerations.
		15 Effects on infrastructure (drainage etc)	2	This is not a planning consideration. Thames Water are consulted by Building Control & where drainage might not be adequate would make their requirements.	No changes to SPD, SA or Report

Forms of Response	Count	Consolidated Issues on the draft SPD	Count	Standardised Response (in addition to any personalised response required)	Changes to be made (to the SPD, Sustainability Appraisal or Cabinet Report, if appropriate)
LBH delivered/downloaded form only	43	16 Loss of day/sunlight, especially on the hillside.	2	Existing policy, especially Housing SPD, protects sun and daylight standards. These houses are all dual aspect, getting light from at least 2 sides.	No changes to SPD, SA or Report
letter and LBH form	2	17 Once an extension has been permitted in a terrace, only that type should be permitted for the rest of the terrace.	1	The 3 types of extension are envisaged as transitions, with Type 2 potentially following on from Type 1 and Type 3 from Type 2 (although Planning Permission would be required each time)	Added paragraph 2.9 under heading "Transition"
email and LBH form	2	18 Concern that will result in overlooking & loss of privacy	2	We acknowledge there will be some overlooking & loss of privacy but consider it will not be seriously detrimental to residents.	Added text on overlooking to paragraph 3.4
email, letter and LBH form	1	19 Porches should not be extended / built out of front	1	Porches (within certain limits) are Permitted Development and therefore, by Government policy, cannot be prevented.	No changes to SPD, SA or Report
letter only	0	20 Concern that will lead to increased car volumes / street overcrowding	4	This SPD is not intended to create new homes, just enlarge existing, so should not generally increase numbers of cars.	No changes to SPD, SA or Report
email only	2	21 Loss of breeding sites for house sparrows and swifts	1	No net loss of roostspace. Policies in forthcoming Sustainable Design & Construction SPD will consider provision of wildlife habitats including these in larger developments. To extend this policy to domestic extensions is beyond the remit of this SPD but will be addressed in the emerging Development Management DPD.	No changes to SPD, SA or Report
email and letter	5	22 Needs to contain an informative warning of need to follow the Party Wall Act	4	Accepted; an information box will be added.	Added paragraph to Chapter 6
telephone message	1	23 Needs to reference PPS 5.	1	Accepted; text will be amended to note that the setting of Heritage Assets (including Conservation Areas and Listed Buildings) needs careful consideration.	Added text on Heritage Assets to Chapter 5, paragraphs 5.4 and 5.30, note on permissions needed and consideration of setting in Chapter 6, relationship to PPS5 added to Sustainability Appraisal.
TOTAL:	56	24 Flood risk assessment required for small area of NE & 8m buffer to River Lee	2	Accepted; an information box will be added.	Minor changes to SPD & SA that some sites require flood risk assessment & buffer to River Lee.
		25 Different policies in Hackney will result in inconsistency.	2	We accept this observation as accurate and acceptable; South Tottenham has already a different character to neighbouring areas of Hackney.	No changes to SPD, SA or Report
		26 Additional floors should be allowed on rear projections / extensions	2	This would not generally be acceptable as it would probably lead to loss of daylight and privacy for neighbours, except in exceptional circumstances. However residents are free to apply for planning permission; it would be dealt with in there light of Haringey Planning Policies and Guidance, including this SPD.	Clarification note added in new paragraph 3.16; Rear Projections.
		27 Additional rear extensions should be permitted (inc. single story / conservatory)	3	This would not be acceptable as it would probably lead to loss of daylight and privacy for neighbours, except in exceptional circumstances. However residents are free to apply for planning permission; it would be dealt with in there light of Haringey Planning Policies and Guidance, including this SPD.. This SPD offers residents a way to secure needed extra living space with rooftop extensions. One advantage of this is it allows garden spaces to be preserved.	Clarification note added in new paragraph 3.16; Rear Projections.
		28 Should require solar hot water heating or equivalent as part of permitting these extensions.	1	Haringey has a separate Greening Your Home Guide which encourages householders to take measures such as these and advises them how. To extend this as policy for domestic extensions is beyond the remit of this SPD but will be addressed in the emerging Development Management DPD.	No changes to SPD, SA or Report
		TOTAL:	68		

Appendix 4:
Haringey Local Development Framework

House Extensions in South Tottenham

Sustainability Appraisal



Adoption Draft
October 2010

www.haringey.gov.uk



Haringey Council

**SUSTAINABILITY APPRAISAL - SPD No. 3
HOUSE EXTENSIONS IN SOUTH TOTTENHAM**

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1. EXPLANATION OF THE PROCESS

The Sustainability Appraisal Process

- 1.1 The London Borough of Haringey is in the process of preparing a Supplementary Planning Document for House Extensions in South Tottenham. As part of this process, a combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) is being undertaken.
- 1.2 It is a legal requirement to undertake an SA of all Local Development Framework documents under the Planning and Compulsory Purchase Act 2004. The Act also stipulates that the SA must meet the requirements of the SEA Directive. The SEA Directive was transposed directly into UK law in July 2004 through the SEA Regulations¹. As well as being a legal requirement, SA is useful for ensuring that the principles of sustainable development are considered throughout plan development and for scrutinising planning policies and guidance for compliance and contribution to sustainable development. The aim is to contribute to better planning.
- 1.3 The processes of SA and SEA share many similarities. Whilst SEA focuses primarily upon environmental issues, SA places more emphasis upon economic and social issues as well as the environment. By combining the requirements of the two processes, this SA will fully and equally consider the environmental, social and economic implications and help deliver sustainable development. Whilst there are formalised approaches for both SA and SEA, only SEA has a legal obligation to perform certain activities, which will be adhered to throughout the SA process.
- 1.4 This report comprises both the Scoping Report and the draft Sustainability Appraisal for this Supplementary Planning Document (SPD).

Adaptation of the SA Process to this SPD

- 1.5 Ideally, the approach for SA follows the most appropriate guidance and best practice published by the former Office of the Deputy Prime Minister (ODPM), now the Department for Communities and Local Government (DCLG), comprising the following stages:
 - **Stage A** – Setting the context, establishing the baseline and deciding on the scope;
 - **Stage B** - Developing and refining the Supplementary Planning Document (SPD) and assessing the SPD's effects;
 - **Stage C** – Preparing the SA Report;
 - **Stage D** – Consulting on the SA Report at the same time as the SPD; and
 - **Stage E** – Monitoring the significant sustainability effects of implementing the SPD.

¹ S.I. 2004 No. 1633 The Environmental Assessment of Plans and Programmes Regulations 2004

See also Figure 1 below.

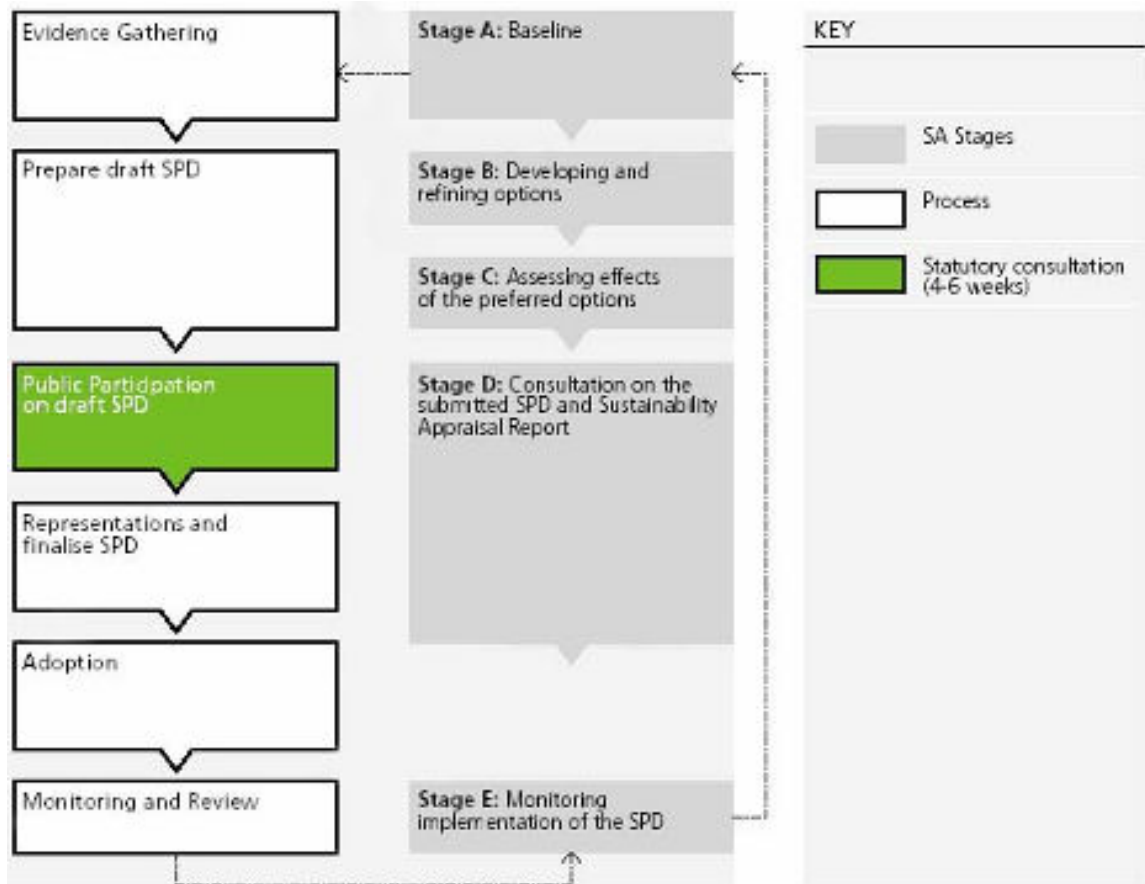


Figure 1: The SPD Preparation Process²

- 1.6 The scoping report content is based on the SA of Haringey's Core Strategy; the Scoping Report (June 2007)³ and Pre-Submission SA (April 2010)⁴. Additional aspects of this report are based on the SA for Haringey's adopted Housing SPD (adopted October 2008⁵, SA dated September 2008⁶). Many of the parent policies referred to in this SPD, for example the London Plan, have already been subjected to SA. The local policies, especially the adopted Housing SPD, have been subject to SA in 2008. Therefore this SA focuses on appraisal of any additional effects which may be generated with this SPD.
- 1.7 Following an initial informal consultation to gauge the views of the local community, Cabinet resolved on 23rd March 2010 both:
- That the Draft House Extensions in South Tottenham SPD be approved for formal community and stakeholder consultation in accordance with PPS12 regulations for a period of six weeks.
 - That the Draft House Extensions in South Tottenham SPD is adopted as the interim design guidance until the SPD is formally adopted by the

² ODPM, 2005

³ Scoping Report; Sustainability Appraisal of the Core Strategy, June 2007; Hyder Consulting for London Borough of Haringey.

⁴ Sustainability Appraisal; Pre-submission Core Strategy; April 2010; Hyder Consulting for London Borough of Haringey.

⁵ Housing SPD; October 2008; London Borough of Haringey.

⁶ Sustainability Appraisal of the Housing Supplementary Planning Document; September 2008; Hyder Consulting for London Borough of Haringey.

Council following formal community and stakeholder consultation, to inform decision making on house extension planning applications by Development Management.

- 1.8 Therefore the SA for this SPD will be developed through the following stages:
- **Stages A/B** – Setting the context, establishing the baseline and deciding on the scope, consulting on the combined SA and SA Scoping Report at the same time as the SPD;
 - **Stages C/D** – Refining the SPD, assessing SPD's effects and preparing the final SA Report;
 - **Stage E** – Monitoring the significant sustainability effects of implementing the SPD.

Purpose of the Scoping Report

- 1.9 The Scoping Report documents the preliminary stages of the SA/SEA, hereafter referred to as SA, and sets the scope of the ensuing SA process. The SEA Directive requires, in Article 5.4, that the authorities responsible for the preparation of the plan seek the views of the Consultation Bodies (see below) on the scope and level of detail of the Environmental Report. It has been established that the preparation of a Scoping Report provides the most effective vehicle for this consultation.
- 1.10 The key aspects of the Scoping Report which establish the scope of the SA include:
- Characterising the environmental and sustainability baseline of the study area; including the key environmental and sustainability problems and opportunities;
 - Identifying how the SPD should fit in the wider framework of other relevant plans, policies and environmental objectives; and
 - Developing the SA appraisal framework (including SA objectives, indicators and targets) against which the SPD will be tested.

The SEA Directive stipulates activities, which must be undertaken as part of the SA. Those activities, which are relevant to this scoping stage, are outlined in Box 1. This Scoping Report addresses each of these requirements.

Combining SA and SEA

- 1.11 The Planning and Compulsory Purchase Act (2004) requires that the SA incorporates the requirements of the SEA Directive. The processes of SA and SEA share many similarities, although where SEA places a greater emphasis upon environmental issues, SA places a greater emphasis upon economic and social issues. By combining the requirements of the two approaches, this SA fully and equally considers environmental, social and economic issues and their interactions, thereby ensuring that the principles of sustainable development are fully integrated into the development of this SPD.

- 1.12 Whilst there are formalised approaches for both SA and SEA, only SEA has a legal obligation to perform certain activities. These legal obligations have been adhered to throughout the SA process.
- 1.13 The Consultation Bodies (defined in this report as Statutory Consultees) in England comprise:
- Natural England;
 - English Heritage; and
 - Environment Agency

SA Content Requirements

- 1.14 The SEA Directive DCLG guidance provides strict minimum requirements for the content of the SA Report, to be completed in order to document the entire SA process.
- 1.15 The requirements of the SEA Directive are presented below:

- *An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.*
- *The relevant aspects of the current state of the environment and likely evolution thereof without implementation of the plan or programme.*
- *The environmental characteristics of areas likely to be significantly affected.*
- *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 Council Directive 79/409/EEC on the conservation of wild birds and Habitats Directive.*
- *The environmental protection objectives, established at international, Community of Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.*
- *The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and 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 inter-relationship between these issues.*
- *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.*
- *An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.*
- *A description of the measures envisaged concerning monitoring.*
- *A non-technical summary of the information provided in the Environmental Report, as described above.*

Table 1 Requirements of the SEA Directive for contents of the SA Report

2. POLICY CONTEXT

International Policies, Plans and Programmes

- 2.1 European directives, conventions and international agreements could potentially influence the development of local policies. European directives are transposed into national legislation in each individual member state and, therefore the key themes should be 'trickled down' into national, regional and local documents and strategies as appropriate. Key themes at an international level include:
- Recognising the challenge of climate change and implementing appropriate action to deal with it;
 - The need to promote renewable energy and energy efficiency;
 - Protection and enhancement of biodiversity and the natural environment, particularly sites of international importance e.g. Special Protection Areas and Special Areas of Conservation;
 - Resource efficiency and the development of more sustainable patterns of production and consumption; and
 - The need to protect and enhance natural capital.
- 2.2 All of the above are primarily environmental issues, although it is through more sustainable patterns of consumption, land use and design that real achievements can be made towards tackling some of these issues.
- 2.3 A potential conflict in the European Spatial Development Perspective is reconciling the social and economic claims for spatial development with the area's ecological and cultural functions to ensure that the most sustainable patterns of development are achieved. This is common to all areas and authorities and through the SA process and the inclusion of suitable sustainability objectives, indicators and targets it should be possible to identify where potential issues and tradeoffs may arise and identify suitable policy modifications and mitigation measures.

National Policy

- 2.4 The UK Sustainable Development Strategy emphasises the over-arching Government objective to raise the quality of life in communities by increasing prosperity, reducing inequalities, providing better employment opportunities, enhancing public services and, tackling crime and anti-social behaviour.
- 2.5 Central Government establishes their broad guidelines and policies for a variety of different topics in Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs), particularly:
- The need to ensure that new housing development meets local needs;
 - The need to protect and enhance the vibrancy of urban areas
 - The need for the protection and enhancement of the quality and character of the urban environment;

- The need to conserve and enhance biodiversity as an integral part of economic, social and environmental development;
- The need to reduce greenhouse gas emissions and increase energy efficiency;
- The prudent use of natural resources.

2.6 **Planning Policy Statement 1:**

Delivering Sustainable Development 2005 (PPS1) requires that “planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just in the short term but over the lifetime of the development” (Paragraph 13 (IV)). PPS1 also states that” design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.”(Paragraph 13 (IV))

2.7 **Planning Policy Statement 3:**

Housing (PPS3) sets out how Local Planning Authority’s policies on various aspects should relate to new approaches to housing and encourages, amongst other things, the provision of informed guidance to applicants on the methods for more efficient use of space without compromising the quality of the townscape. PPS3 encourages the creation of places and spaces that are oriented to the needs of people, creating distinctive neighbourhoods and enhancing local character.

2.8 **Planning Policy Statement 5:**

Planning for the Historic Environment (PPS5) is a brand new PPS that sets out how Local Planning Authority’s policies on various heritage assets, including listed buildings, conservation areas and archaeological remains are recorded, protected and contribute to prosperity, regeneration, sustainability and quality of life. This replaces PPG 15 and 16.

2.9 **Planning Policy Statement 22:**

Renewable Energy (PPS 22) sets out key principles which local planning authorities should adhere to in their approach to planning for renewable energy. It offers guidance on the need to include policies in development plans which promote and encourage renewable energy resources; the need for criteria based policies against which to assess applications for renewable energy developments – policies should not rule out or place constraints on the development of renewable energy technologies without sufficient reasoned justification; and the need to consider the wider environmental and economic benefits of renewable energy projects as material considerations that should be given significant weight in determining whether proposals should be granted planning permission.1.15 Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15) sets out the Government’s policy for the identification and protection of the historic built environment. It offers guidance and advice on controls over Listed Buildings and Conservation Areas. It also encourages Local Planning Authorities to maintain a list of buildings of local significance to compliment the list of buildings of national importance, and

offers advice on the preservation and enhancement of the wider historic environment.

Regional Policy;

The London Plan (2008)

- 2.10 Regional policy is identified in the Mayor's Spatial Development Strategy, The London Plan, February 2008, which forecasts London's land use and spatial development considerations for the next twenty years. The Plan identifies key priorities for housing focusing on making London a better city for people to live in and ensuring that future residential development is located so as to maximise the use of scarce land, to conserve energy and to be within easy access of jobs, schools, shops and public transport. The document states that good design is central to all the objectives of the Plan.
- 2.11 As noted under international and national policies above, there is a common conflict between the need to promote and develop the economy and the potential environmental and social implications of such development. For example, The London Plan (2001) suggests an increase of 1,000,000 in London's population over 20 years. London's projected growth, coupled with a reduction in the average household size will enviably place greater demand pressures upon housing, the use of resources, infrastructure and services within Haringey. This could potentially be in conflict with environmental and social objectives and this is where the SA process will be particularly important, as this should identify appropriate policy modifications and mitigation measures, where possible.
- 2.12 For Haringey, some of the most important policies are those relating to sustainable housing and sustainable communities and the objectives and recommendations contained therein. Where possible the objectives should be complemented, including in this SPD. Specific design principles and issues are addressed in the London Plan policies as follows:
- 2.13 **Policy 4B.1:**
Design Principles for a Compact City focuses in particular on ensuring developments are sustainable, durable and adaptable and respect local context, character and communities, and London's built heritage.
- 2.14 **Policy 4B.2:**
Promoting World-Class Architecture and Design signals that the Mayor will work with partners to promote design guidelines for London.
- 2.15 **Policy 4A.3:**
Sustainable Design and Construction requires measures to conserve energy, materials, water and other resources and ensure developments are comfortable and secure for users.
- 2.16 **Policy 4B.8:**

This policy to respect Local Context and Communities calls for boroughs working with local communities to recognise and manage local distinctiveness ensuring developments preserve or enhance local social, physical, cultural, heritage, environmental and economic characteristics.

2.17 Policy 4B.12:

Heritage Conservation states that Councils should protect and enhance historic assets in London.

2.18 Policy 4A.14:

Requires the Council, where appropriate to, encourage green roofs on residential properties to assist in the managing of long-term flooding risk and in increasing biodiversity. The Council should also discourage the covering of front gardens to provide hard-standings for car-parking, again contributing to sustainable urban drainage. In addition, The London Plan identifies as one of the aims for the Blue Ribbon Network to encourage sustainable drainage techniques within urban areas.

The North London Sub Regional Development Strategy (2006);

2.19 Sub-Regional policy is identified in the North London Sub Regional Development Strategy (2006), which provide priorities and long-term goals for the region and contributed to the policies in the London Plan.

Local Policy; London Borough of Haringey planning policy

2.20 The relevant themes are:

- To achieve an overall improvement in quality of life for all residents;
- To discourage the use of the car, reduce the need to travel and promote other forms of transport;
- Narrow the educational and employment rates gap that spans across the Borough from east to west;
- To narrow the gap between attainment groups with particular attention to minority ethnic groups;
- To ensure that housing stock within the Borough is affordable whilst complying with decent homes standards; and improves the local environment of communities; and
- To protect and enhance the quality of the natural and urban environment.

2.21 Within these broad goals, there are potential challenges. As identified above achieving sustainable development is about achieving a balance between social progress, economic development and environmental protection and enhancement. In many instances, these issues may try to pull in opposite directions, for example the desire for economic growth can be in direct conflict with objectives to regenerate the natural environment. In contrast, the development of a high quality urban and natural environment can in themselves be drivers for investment, improved visitor offer and hence economic growth as well as an improved quality of life for residents.

- 2.22 The SA process has a role to play in identifying and mitigating the likely consequences of the SPD's policies.
- 2.23 Haringey's adopted Unitary Development Plan (UDP) 2006 and saved in July 2009 provides the statutory planning policy framework for land-use and development in the borough. The Council is currently preparing the Core Strategy as part of its new Local Development Framework (LDF). Once adopted, the Core Strategy will replace the borough's UDP. In the meantime, planning applications will be determined in accordance with the UDP (2006) and London Plan (2008) and should comply with the requirements of other relevant supplementary planning guidance.
- 2.24 This SPD will form part of the borough's LDF (figure 6). It will be monitored on an annual basis as part of the Annual Monitoring Report. The SPD may be reviewed in light of the Core Strategy which is expected to be adopted in Spring 2011.
- 2.25 Haringey's existing planning policy is set out in the Haringey Unitary Development Plan (2006). Specific policies related to residential extensions and alterations are identified as follows.
- 2.26 **Policy G2:**
Development and Urban Design – development should be of high quality design and contribute to the character of the local environment.
- 2.27 **Policy UD2:**
Sustainable Design and Construction – aims at ensuring design that maximises the potential of the site without causing any unnecessary neither local nor global consequences.
- 2.28 **Policy UD3:**
General Principles – encouraging design that responds positively to its context and that is accessible.
- 2.29 **Policy UD4:**
Quality Design – Development should positively address detailed and interrelated elements of design.
- 2.30 **Policy HSG3:**
Existing Housing – aims at protecting existing housing.
- 2.31 **Policy HSG6:**
Houses in Multiple Occupation (HMOs) – restricting conversions into HMOs and encouraging conversion of sub-standard HMOs back into single family dwellings.
- 2.32 **Policy HSG7:**
Housing for Special Needs – encouraging supported housing schemes.
- 2.33 **Housing Supplementary Planning Document**
Development and Urban Design – development should be of high quality design and contribute to the character of the local environment.

Relationship of this SPD to the Local Development Framework

- 2.34 An SPD is a Local Development Document which forms part of the London Borough of Haringey's Local Development Framework (LDF) as shown in the Fig. 7. The LDF will replace the Haringey Unitary Development Plan 2005.
- 2.35 The Council's latest Local Development Scheme, which came into effect in March 2010⁷, sets out the project plan and timetable for preparing the LDF and identifies the completion of a Supplementary Planning Document for residential extensions as a priority for completion in 2010.
- 2.36 The SPD will be monitored on an annual basis as part of the Annual Monitoring Report. The SPD may be reviewed in light of the Core Strategy which is expected to be adopted in late 2010. Each application on residential extensions and alterations will be assessed against the local policies as well as the policies from the London Plan including 4B.1.

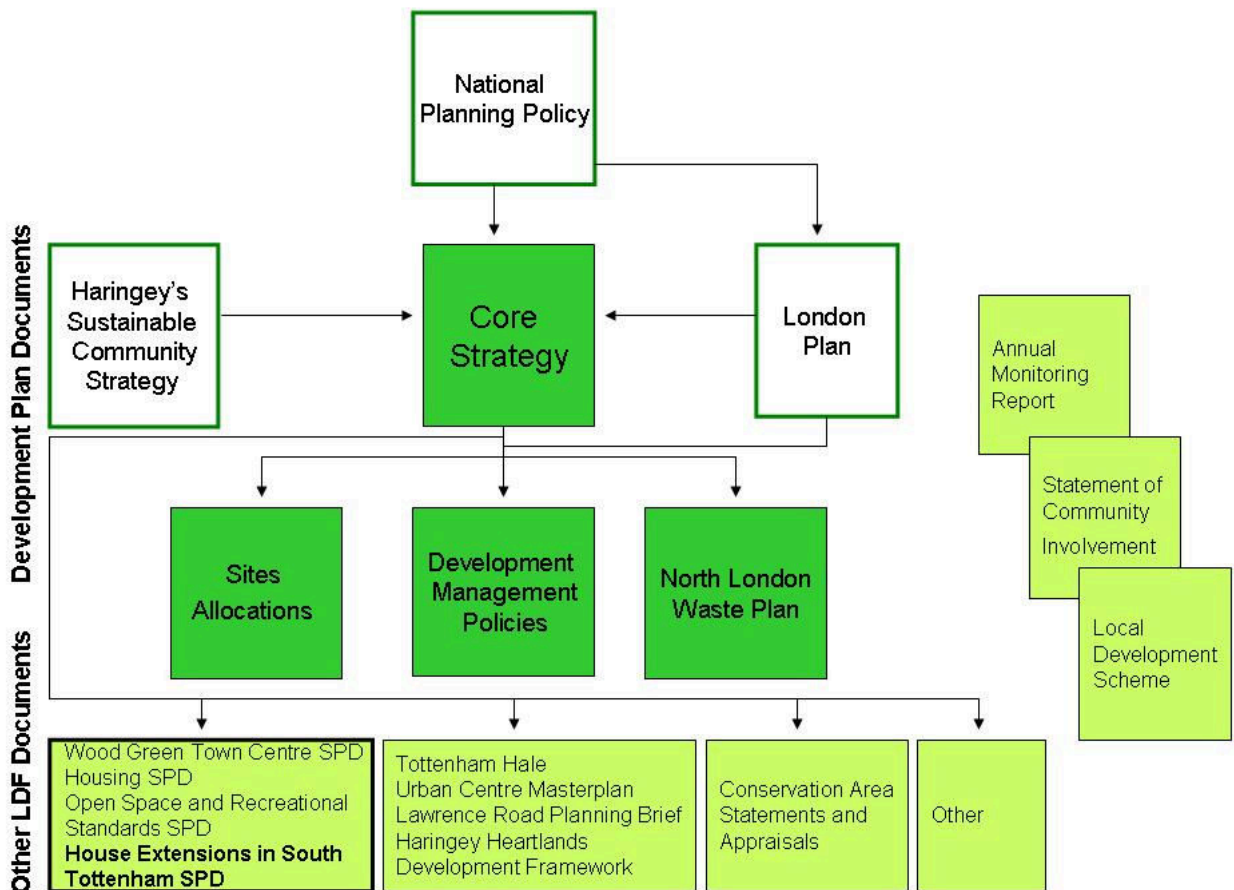


Figure 2: Haringey's Local Development Framework. Upon adoption, this Supplementary Planning Document will sit alongside other adopted SPDs; in the bottom left corner of the above diagram.

⁷ London Borough of Haringey, Local Development Scheme, 2nd Revision, 2010 to 2013, came into effect in March 2010

3. BASELINE INFORMATION & KEY SUSTAINABILITY ISSUES

Environmental, Social and Economic Baseline

Population

3.1 The following indicators were used to identify key population trends and characteristics:

- Population change;
- Population transience;
- Percentage ethnic groups;
- Population density; and
- Age structure.

3.2 Population Change

Haringey's population stood at 224,500 in mid 2005 (3% of London's population). This is an increase of 0.1 per cent from the population in mid-2004 (224,300) which was the joint lowest increase in London with Sutton and Hounslow. In comparison, London's population increase by 1.2 per cent (88,500) in the same period to stand at 7,517,700 in mid 2005, however mobility and high numbers of asylum seekers and refugees in Haringey can make the Boroughs' population difficult to estimate with great accuracy.

3.3 Population Transience and Ethnicity

Historically Haringey has had a high level of population turnover. The 2001 Census found a total of 36,336 migrants who moved to Haringey in the year before the Census, almost 10% of which came from outside the UK with the remainder coming from within the UK. Haringey has the ninth highest proportion of migrants in London.

At April 2006, there were around 493 known asylum seekers in the Borough supported by Haringey Council and by the National Asylum Support Service (NASS). However, in addition to this number there are placements by other local authorities in Haringey, and those refused asylum that have not left and those here illegally. There are also a large number of people granted refugee status and/or those with extended leave to remain. Their precise figure is unknown.

In 2001 the Greater London Authority estimated there to be between 352,000 and 422,000 refugee and asylum seekers in London. Results from the 2001 Census provide evidence that around 35,000 people living in Haringey were born in countries and world regions that have historically provided refugee and asylum seekers

In the 2001 Census, 34.4% of residents were from 'non-white' communities. Many of the ethnic groups in Haringey are white. When we include 'other white' born in Eastern Europe and the Middle East, White Irish and 'other white' born in the UK and Ireland in our definition of black and ethnic minorities then almost 49% (48.94%) of Haringey's population is from black and ethnic minority

communities. This is the 6th highest proportion in London. An estimated 193 languages are spoken in the Borough.

Haringey ranks as London's fourth-most diverse borough, based on the Office for National Statistics' diversity index. Some idea of how varied its ethnic make-up is can be gained from the fact that almost half of all pupils in Haringey schools speak English as an additional language⁸. Haringey's diversity has fostered a sense of a global community within the Borough.

3.4 Population Density

Haringey's population has grown by 8.4% since 1991 and is projected to grow by a further 12.6% by 2016.

Haringey has a population density of 7,609 people per square kilometre (73.18 per hectare). This is the 11th highest of all London Boroughs.

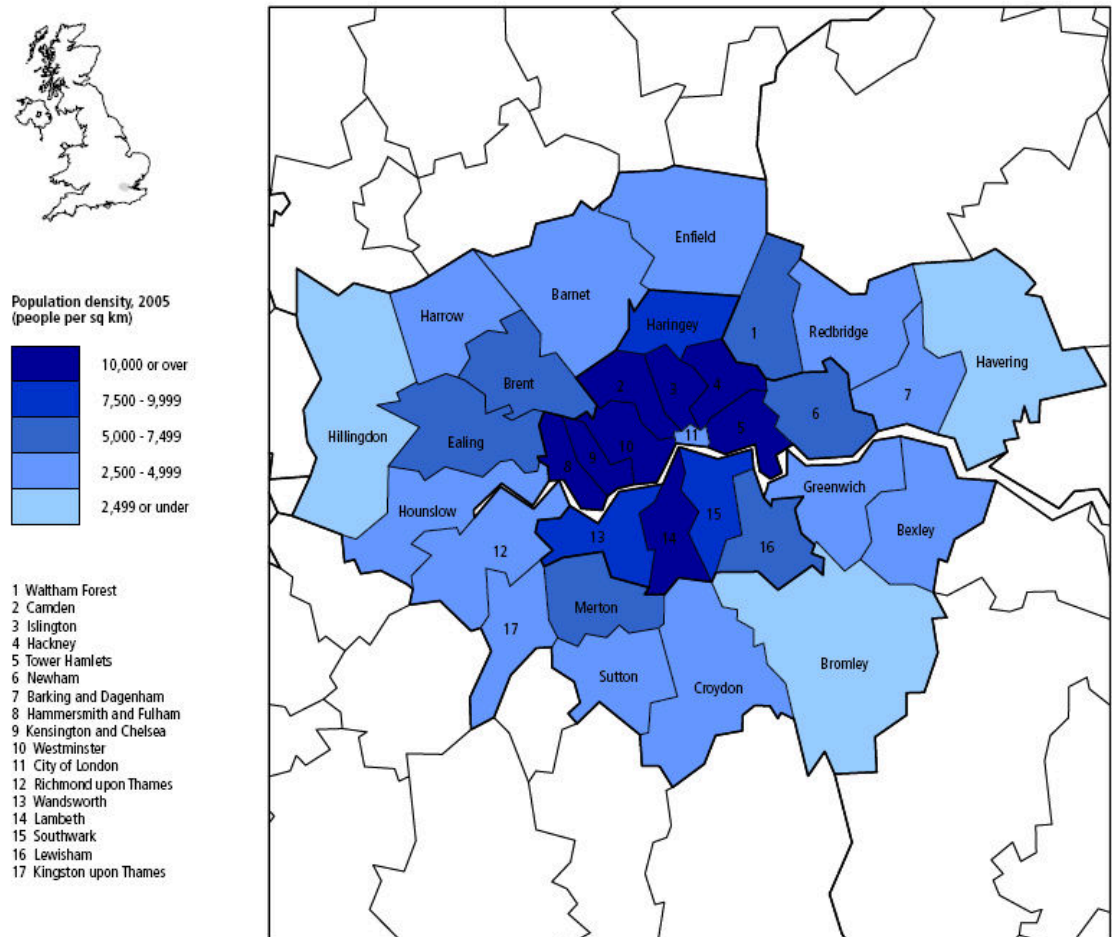


Figure 3 Population Density in London (2005)

3.5 Population Structure

⁸ Commission for Racial Equality, 2001.

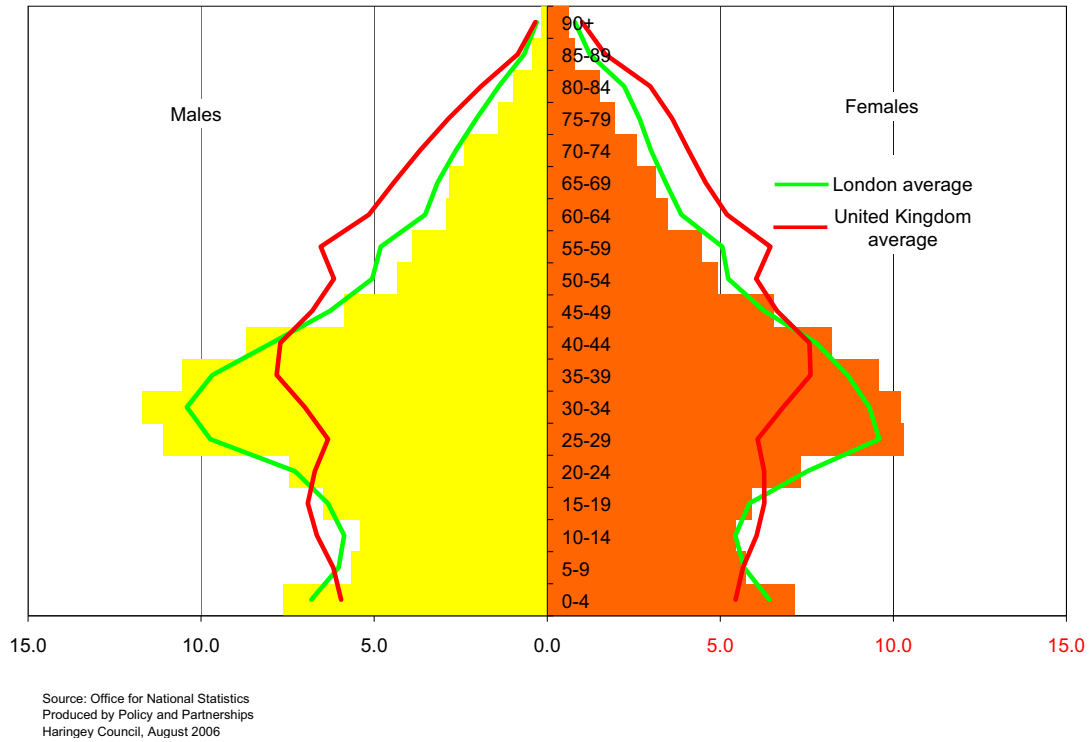


Figure 4 Population Structure, Haringey (mid-2005)

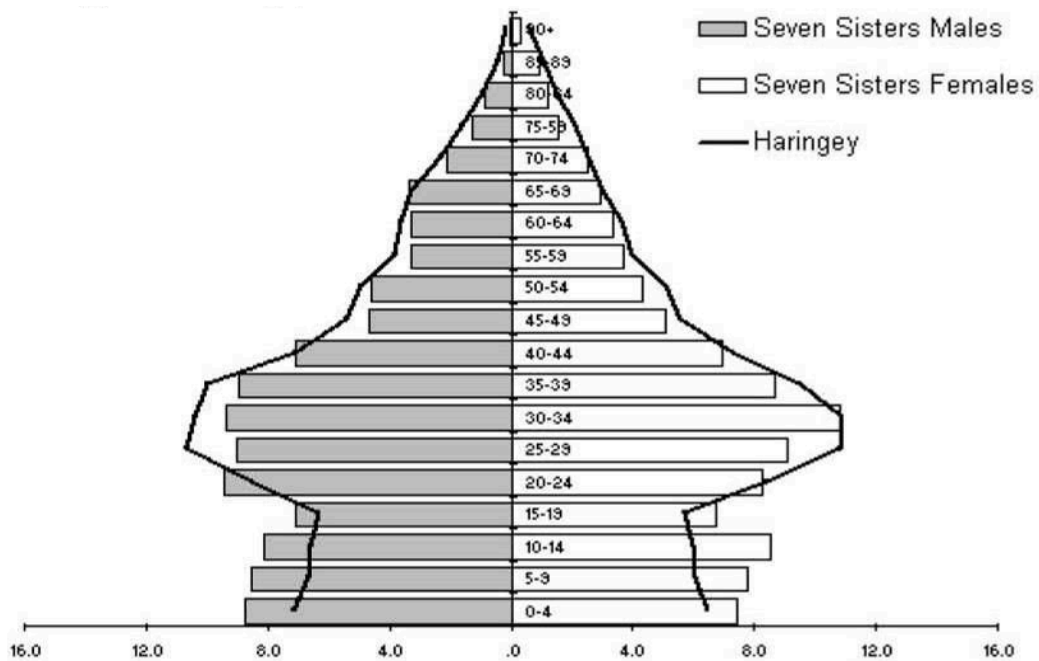


Figure 5 Population Structure, Seven Sisters Ward (2001 census)⁹

Haringey's population is evenly balanced in terms of gender with there being 112,700 males compared to 111,800 females – a ratio of 50:50. In terms of age,

⁹ Source; 2001 census; Crown Copyright, via Haringey Council, Policy & Partnerships, 2004

the fastest growth rate was amongst the 85 to 89 age group at 7.7 per cent (100). There was a 2.9 per cent (500) reduction in the 20 to 24 age group and there was no change in the number of people between the ages of 50 to 74. The working-age population increased slightly to 155,400 over the year - a growth rate of 0.06 per cent (100). The age structure is similar to that of London as a whole, although the east of the Borough tends to have more young people and the west more older people.

However, Seven Sisters ward has a larger proportion of slightly older people in the 30s age groups, particularly visible for females. It also has a significantly larger proportion of children compared to the rest of Haringey, although still not a proportion comparable with the national population. These together could reflect a larger proportion of family housing as is noticeable in the South Tottenham draft SPD area compared to the rest of Haringey.

3.6 Data Gaps and Uncertainties

There is uncertainty over the exact population of Haringey due to the mobility of residents and the high numbers of refugees and asylum seekers.

3.7 Key relevant Issues and Opportunities

There needs to be appropriate services provision for all members of the population in terms of education, housing etc. Haringey's ethnic diversity fosters a sense of a global community. The higher proportion of people of family ages suggests a greater need for family sized housing units.

Education and Qualifications

The following indicators were used to identify levels of education and attainment in the Borough:

- Percentage of 15 year old pupils in local authority schools achieving 5 or more GCSEs at Grades A* - C or equivalent;
- Number of wards with Super Output Areas (SOAs) in the bottom 25% most deprived for education, skills and training deprivation;
- Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5;
- Number of educational establishments offering NVQ Level 3; and
- Percentage of resident population aged 16-74 with no qualifications.

Levels of educational attainment are directly linked to levels of affluence as qualifications determine the type of employment of an individual which influences income and overall quality of life. Many of the local plans reviewed for Haringey, for example the Haringey Community Strategy identify that improving educational attainment and skills is essential to developing better communities and improving quality of life in the Borough.

3.8 Percentage of 15 year old pupils in local authority schools achieving 5 or more GCSEs at Grades A* - C or equivalent

In 2006 51.7% of pupils in Haringey gained 5+ A*-C grades or equivalent compared to a national average of 59.2%¹⁰. Following the implementation of the London Challenge Strategy in 2003, GCSE results improved year-on-year, overtaking the national average for the second consecutive year in 2005¹¹. The 51.7% of pupils gaining 5+A*-C grades represent a significant improvement when compared to the 2001 figure of 30.9%¹² although performance remains below the national average.

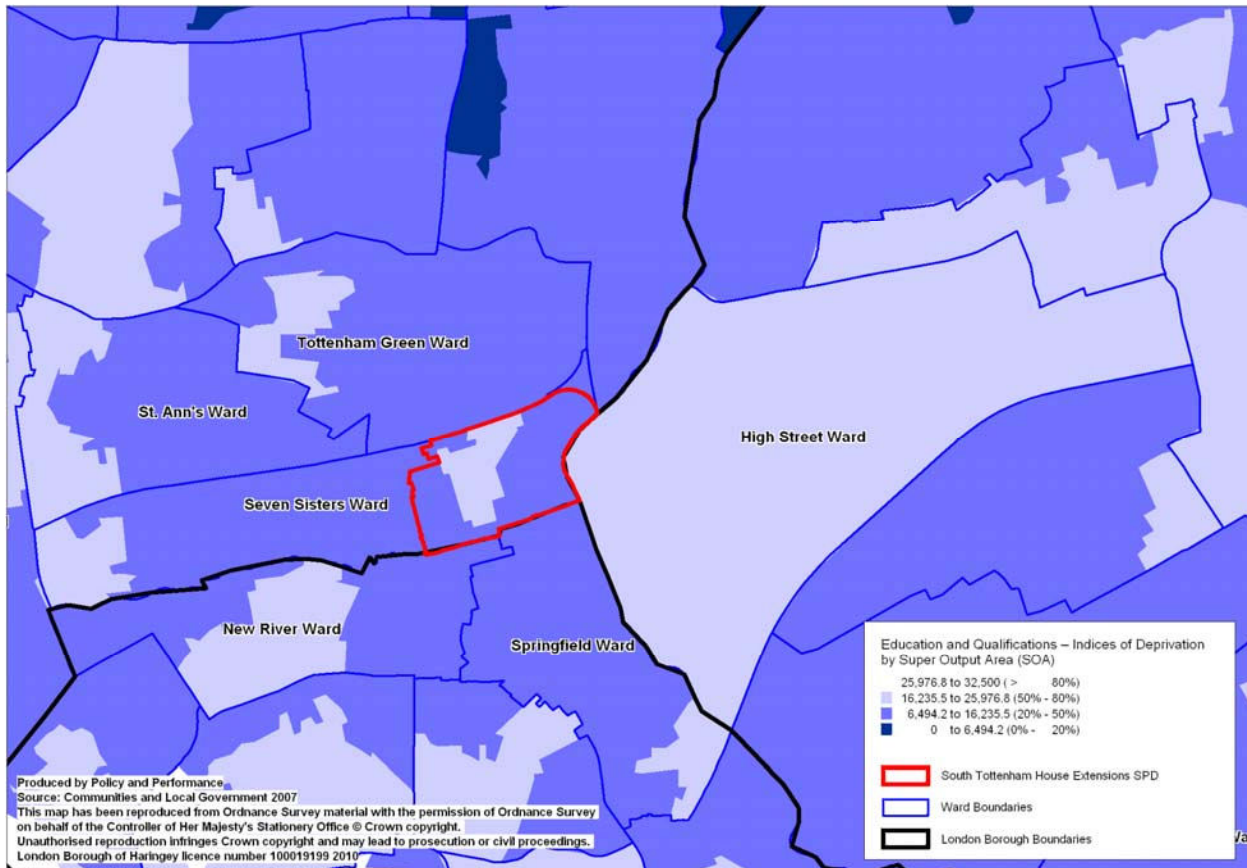


Figure 6 Education, Skills and Training Deprivation Domain for South Tottenham & neighbouring SOAs by Ranking Position in England (2007)

3.9 Super Output Areas (SOAs) in the bottom 20% most deprived for education, skills and training deprivation

Discussion at the workshop highlighted low levels of educational attainment in the Borough. The plan above shows that those SOAs suffering low levels of education and training include the South Tottenham area. Education and skill levels must be improved to encourage a re-skilling of the local work force and thus further support local jobs for local people.

The low educational rates may be attributed to the low aspirations of some members of the population. Parents often have low literacy and numeracy levels and are not as involved in their children's education which could be adversely affecting childhood attainment. The problems associated with low

¹⁰ <http://neighbourhood.statistics.gov.uk>

¹¹ <http://www.haringey.gov.uk>

¹² <http://neighbourhood.statistics.gov.uk>

levels of educational attainment are most pronounced in White Hart Lane, Northumberland Park and Seven Sisters wards.

3.10 People aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5

In 2006 75% of pupils achieved level 4 or above in English and 70% of pupils achieved level 4 or above in Mathematics. The national average is 79% for English and 76% for Maths¹³.

3.11 Number of educational establishments offering NVQ Level 3

There are 11 secondary schools in Haringey, 9 of which have sixth form provision. A new sixth form centre is due to open in the east of the Borough in 2007.

3.12 Percentage of Percentage of resident population aged 16-74 with no qualifications.

15% of Haringey's working age population have no qualifications; this proportion is higher than the rest of London and the UK which stands at 14.3%¹⁴.

3.13 Data Gaps and Uncertainties

No data gaps were identified.

3.14 Key Issues and Opportunities

There is a need to improve educational attainment in the Borough and the draft SPD area. By improving levels of educational attainment there could be wider social benefits and improvements to the local economy. Educational attainment is poorest in White Hart Lane, Northumberland Park and Seven Sisters wards. There is a need to raise the overall aspirations of people living in the east of the Borough and to stimulate more interest and emphasise the importance of educational qualifications to the population.

Human Health

3.15 The following human health indicators were used to ascertain baseline conditions and key trends:

- Percentage resident population in good health compared with national/regional averages;
- Life expectancy for males/females;
- Mortality Rates per 100,000 for cancer and circulatory disease;
- Rate of under 18 conceptions;
- Infant mortality rates compared to national/regional averages;
- Percentage of population with a long-term limiting illness;
- SOAs in bottom 20% for health deprivation and disability (Index of Multiple Deprivation); and

¹³ DfES, 2006

¹⁴ NOMIS, Official Labour Market Statistics, 2001.

- Percentage participating in sports and exercise (at least one occasion of at least moderate intensity activity per week for at least 30 minutes).

3.16 **Percentage resident population in good health compared with national/regional averages**

According to the 2001 Census, 70.2% of people in Haringey are in good health. This compares favourably to the 68.6% recorded for England and Wales but is slightly lower than the 70.8% average for the whole of London¹⁵.

3.17 **Life expectancy for males/females**

The average life expectancy in London is 76.5 for men and 81.1 for women. Across England and Wales these figures are 76.5 for men and 80.8 for women.

Being part of the London Spearhead Group, Haringey has been encouraged to reduce the difference between the life expectancy of its resident's and that of the rest of England by 10% by 2010. If current trends continue, however, it has been predicted that these targets will not be achieved for either males or females¹⁶.

3.18 **Mortality Rates per 100,000 for cancer and circulatory disease**

Both nationally and locally, incidence of Cancer, Circulatory Disease (which includes Coronary Heart Disease (CHD) and strokes are major causes of ill-health and death. Recently rates have started to decrease in Haringey. In 2002 the death rate for cancer was 181 per 100,000 compared to 186 for London as a whole. Rates for Cancer and CHD are below the national average and are comparable to similar areas. However the rate for stroke (9.74 per 100,000 population) remains higher than both the London and England and Wales averages of 9.74 and 8.92 per 100,000 population respectively¹⁷.

3.19 **Rate of under 18 conceptions**

Haringey has the fifth-highest teenage pregnancy rate among London's 32 Boroughs, and is 13th highest in the country. Pregnancy in adolescence increases the risk of poor health and social outcome for both mother and baby. In Haringey, one in every 16 girls aged 15 to 17 fell pregnant in 2005, an increase of 8.3 per cent since 1998. There is a large degree of variation in pregnancy rates across the Borough; however, ranging from a high of 11.1% of girls aged 15-17 in Bruce Grove to a low of 1.7% in Muswell Hill¹⁸.

3.20 **Infant Mortality Rates**

Infant mortality and the proportion of low birth-weight babies are key indicators of health and inequality. Infant mortality in Haringey (2002) was 6.9 per 1000 live births compared to 5.7 in London. For low birth-weight babies (2002), 6.49% of Haringey babies weighed less than 2,500 grams at birth compared to the

¹⁵<http://neighbourhood.statistics.gov.uk>

¹⁶ Health in London Review 2006/2007, p38

¹⁷ Office of National Statistics 2006

¹⁸ <http://www.haringey.gov.uk>,

national figure of 6.20%. The percentage of low birth weight babies in Haringey is decreasing, but not as quickly as it is nationally¹⁹.

3.21 Population with a long-term limiting illness

15.5% of the population in Haringey have a long-term limiting illness. This figure exactly coincides with that calculated for the whole of London. Of this 15.5%, 12.8% are of working age.

3.22 SOAs in bottom 20% and bottom 10% for health deprivation and disability (Index of Multiple Deprivation)

The number of wards with SOAs in the bottom 25% for health deprivation and disability highlights the poor state of health. Noel Park is amongst the most deprived areas in England.

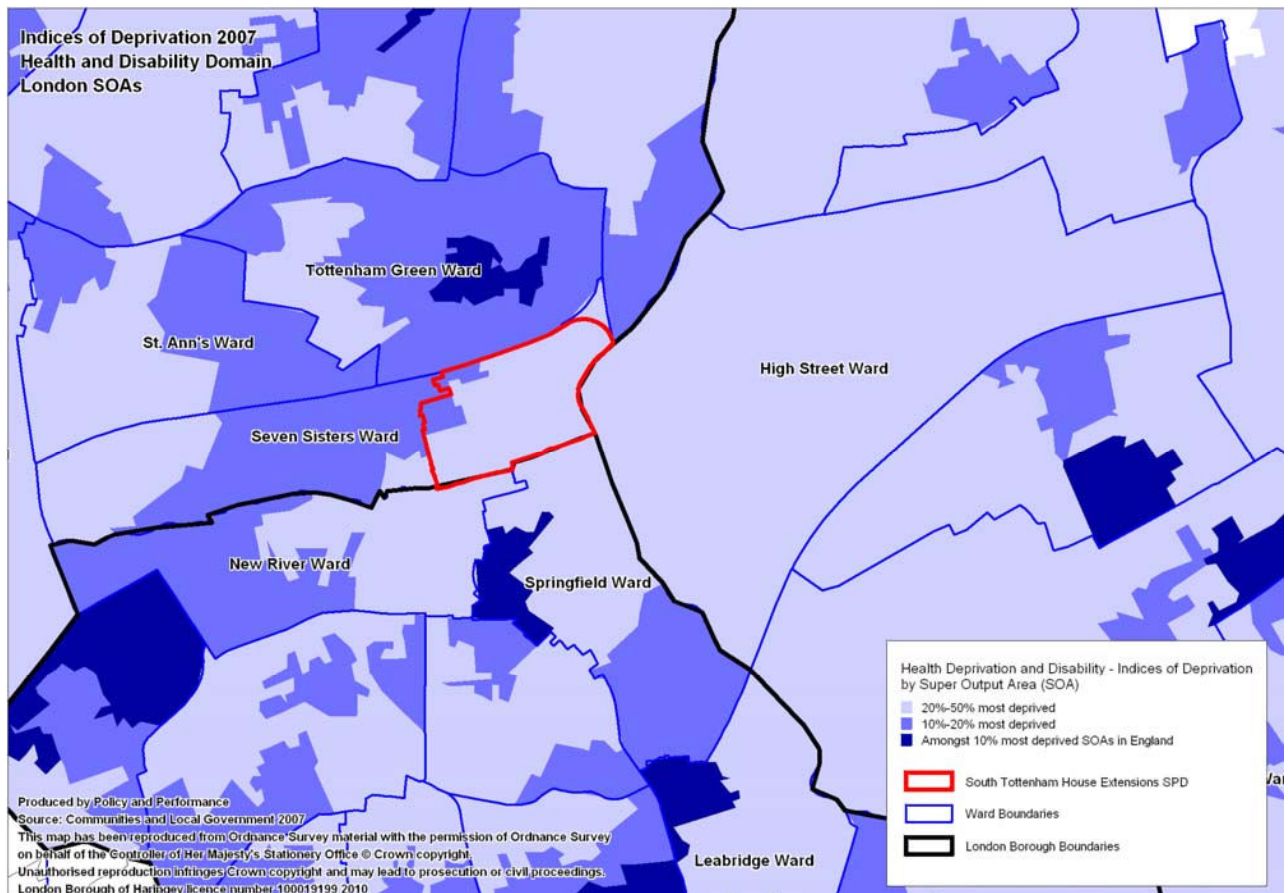


Figure 7 Health Deprivation and Disability Domain for the draft SPD area and surroundings SOAs by Ranking Position in England (2007)

3.23 Data Gaps and Uncertainties

The following data gaps were identified:

- Percentage participating in sports and exercise (at least one occasion of at least moderate intensity activity per week for at least 30 minutes).

3.24 Key Sustainability Issues and Opportunities

¹⁹ London Health Observatory, 2006

The Health Deprivation and Disability figure highlights the spatial division of health issues within Haringey. Targeted health improvements would enhance overall quality of life in the Borough.

The high levels of teenage pregnancy have implications for health service provision, housing and educational attainment. Teenage pregnancy appears to be one element in a wider vicious circle associated with low aspirations of Haringey's youth.

Water

3.25 The following indicators were used to ascertain baseline water environment conditions and key trends:

- River Quality Objectives;
- Groundwater Vulnerability;
- Water Abstractions;
- Distribution of poor chemical and biological water quality; and
- Domestic water use per household;
- Historical daily domestic water use data for the Borough to identify whether water use has increased or decreased over time;
- Daily domestic water use in the Borough; and
- Historical biological water quality data.

Flood Risk is dealt with under the Climatic Factors Section 5.3.7.

3.26 **Chemical and biological water quality**

The River Lee (including the Lee Navigation) on the Boroughs eastern boundary is the principal watercourse in the area. Upstream of its confluence with Pymmes Brook the Lee has been assigned River Quality Objective (RQO) class 2, whilst downstream of this point it is RQO 5. The Lee Navigation is RQO 3. RQOs relate to the level of water quality that a watercourse should achieve in order to be suitable for its agreed uses; class 1 being suitable for all uses and class 5 is suitable for very restricted uses.²⁰

3.27 **Groundwater Vulnerability**

Major aquifers are very sensitive to potential pollution where hydraulic continuity exists between the ground and surface waters. This is unlikely to be the case in Haringey and the Environment Agency has confirmed that there is a low risk of the chalk aquifer being contaminated by surface water or groundwater as it is overlain by impermeable London Clay.

However, groundwater vulnerability maps supplied by the Environment Agency show source protection zones to protect some drinking water supplies in Haringey. There are source protection zones centred on the North London Artificial Recharge wells in Wood Green, Tottenham and Hornsey, where surface

²⁰ Environment Agency, Pollution Inventory, 2007

water is periodically pumped into the chalk aquifer to balance deep ground water abstraction. Land use activities within the source protection zones are closely monitored by the Environment Agency.

3.28 Water Abstractions

Thames Water advise that in addition to the North London Artificial Recharge scheme, drinking water is also abstracted from the New River and the Lee Valley Reservoirs for treatment just outside the Borough at the Coppermills Water Treatment Works.

3.29 Data Gaps and Uncertainties

- Distribution of poor chemical and biological water quality;
- Domestic water use per household;
- Historical daily domestic water use data for the Borough to identify whether water use has increased or decreased over time;
- Daily domestic water use in the Borough; and
- Historical biological water quality data.

3.30 Key Relevant Sustainability Issues and Opportunities

Encourage development which includes Sustainable Drainage Systems (SuDS) and incorporates facilities to reduce water consumption and re-use grey water.

Soil and Land Quality

The following indicators were used to ascertain baseline conditions:

- Drift Geology within the Borough;
- Historical Landuse;
- Volume of Previously Developed Land;
- Percentage of land stock contaminated;
- Amount of derelict, under-used or neglected (DUN) land;
- Percentage of land stock vacant; and
- Percentage of new homes built on Previously Developed Land.

3.31 Drift Geology

The general geology for the Borough is chalk overlain by London Clays which provides some degree of protection to groundwater in the chalk²¹. London Clay is not considered vulnerable to land pollution because of its characteristic, impermeability to water penetration and inert nature in respect of volatile organic and inorganic soil contaminants. This characteristic protects the underlying Cretaceous Chalk, which is the major drinking water aquifer for the South East region.

3.32 Historical Landuse

²¹ British Geological Survey 1:50,000 sheet 256

In the late 19th and early 20th centuries, many industries moved from inner London to areas like Haringey where land was cheaper. Industry tended to locate along the River Lee navigation channel. Industries included furniture production at Ferry Lane and Blackmans Ventilation systems. Production shifted during the Second World War to include motors for submarines and components for searchlights. There is now little industry along the river in Haringey. The remaining industrial estate, just north of Tottenham Hale, is mainly warehousing where imported goods such as drinks, clothes and hardware are stored before being delivered to the shops.

Haringey's industrial history has left a legacy of contamination. The management and control of contaminated sites in the Borough is essential to reduce the risks posed to the natural environment and human health. Haringey's Contaminated Land Strategy (August 2004) identifies potentially contaminated sites in the Borough and inspected according to a clear risk based approach to ensure those sites most likely to threaten vulnerable pollution receptors are dealt with first. A percentage of the total land area likely to be contaminated is not available.

3.33 Volume of Previously Developed Land

London has just over 3,000 hectares of Previously Developed Land (PDL). The North London sub-region contains 14% of the region's PDL, there are some large concentrations of PDL sites in this area, which is why it is part of the London Stanstead Cambridge Peterborough Corridor Growth Area.

Sub Region	Local Authority	Number of Sites	Area (Ha)	% of London PDL Area
North	Barnet	24	135.5	5%
	Enfield	48	95.0	4%
	Haringey	29	84.9	3%
	Waltham Forest	19	27.8	1%
North Total		120	343.1	14%

Table 2 North London Boroughs Number of PDL Sites and Area²²

PDL within Haringey accounts for approximately for 3% of London's total PDL area. According to the London Development Agency, Haringey has 29 PDL sites which cover 84.9ha of land (see Table 5.1). The vast majority (86%) of PDL in Haringey is already allocated within the Unitary Development Plan or has planning permission; only 2% of sites are without planning permission. Vacant or derelict land/buildings account for the remaining 12% of Haringey's PDL²³.

3.34 Percentage of new homes built on Previously Developed Land

Government policy encourages the re-use of brownfield sites. In 2005/06, 100% of new and converted housing completions in Haringey took place on previously

²² London Brown Field Review, 2007

²³ London Brown Field Review, 2007

developed land. The Borough is seeking to maintain the proportion of houses built on PDL between 2006 and 2016 ²⁴.

3.35 Data Gaps and Uncertainties

The following data gap was identified:

- Percentage land stock contaminated

3.36 Key Relevant Sustainability Issues and Opportunities

Although there is a Government emphasis upon redeveloping brownfield sites, the biodiverse nature of some brownfield sites must be acknowledged. (e.g. the Black Redstart, a nationally important bird species associated with waste land and derelict sites is present in the Borough, see Section 5.3.8 Biodiversity, Flora and Fauna). The regeneration of Haringey is continuing at pace. There is a need to prioritise brownfield sites which offer the greatest capacity for development and those which may be better used as a green resource.

Air Quality

The following air quality indicators were used to characterise the baseline environmental conditions and key trends:

- Distribution/number of Air Quality Management Areas (AQMAs);
- Predicted Annual Mean Nitrogen Dioxide Levels;
- Predicted Daily Mean PM10 Objectives; and
- Industries with emissions to air, listed under the Environment Agency Pollution Inventory.

3.37 Air Quality Management Areas

Under the National Air Quality Strategy Haringey conducted a three-stage review and assessment of the air quality in the Borough. The review indicated that the Government's air quality standards for PM10 and Oxides of Nitrogen (NO₂) will not be met, as a consequence, The Council declared the whole Borough as an Air Quality Management Area (AQMA) on 1 July 2001.

The predicted concentrations of the annual mean for the 2005 base case, assuming that the meteorology of the year 1999 was repeated, are shown below. The areas coloured yellow to red are those that exceed the air quality objective of 40µg/m³ (21ppb). The predictions confirm that the air quality objective will be exceeded adjacent to major roads across the Borough. The second map below shows the prediction for the number of days exceeding the 24 hour mean of 50 µg/m³ for 2004, (assuming that the meteorology of the year 1996 was repeated) The areas coloured yellow to red exceed the National Air Quality Strategy objective, in this case where PM10 concentrations greater than 50 µg/m³ occur for more than 35 days each year.

²⁴ Haringey Annual Monitoring Report, 2006

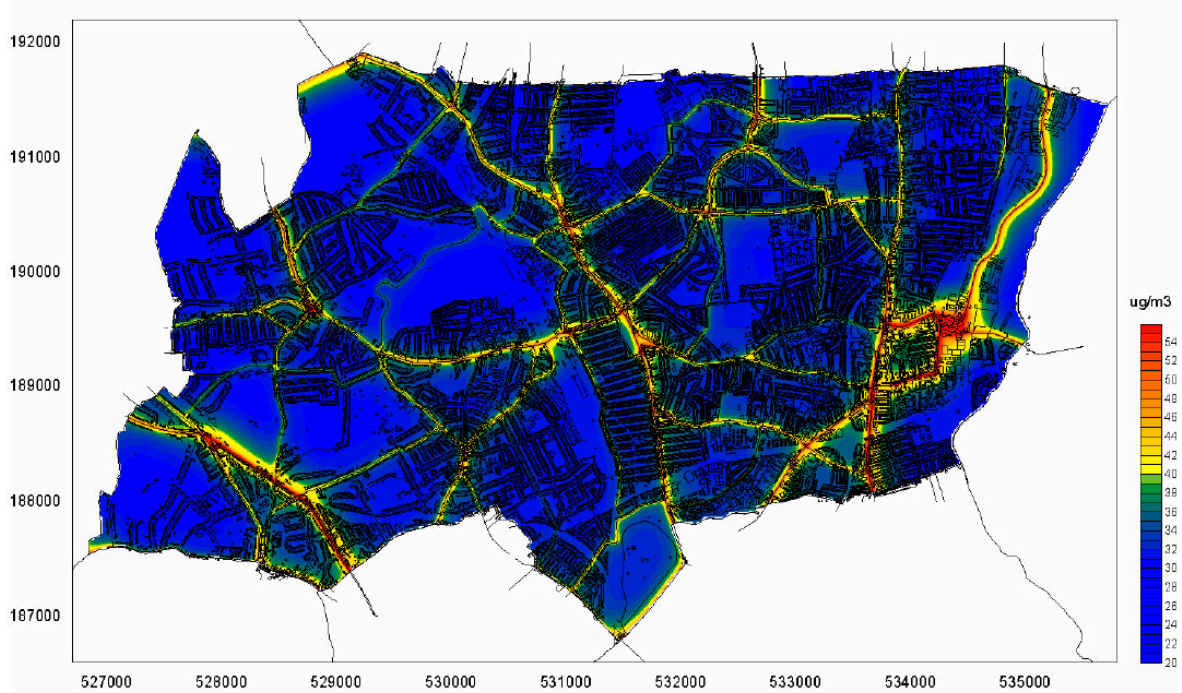


Figure 8 Predicted Annual Mean Nitrogen Dioxide Levels for 2005 Concentration for Haringey (Based on 1999 Met Data) ²⁵



Figure 9 Predicted Daily Mean PM10 Objective for 2005 in Haringey (Based on 1996 Met Year) ²⁶

Once again it is clear that major roads provide a significant proportion of PM10 concentrations in Haringey although the PM10 concentrations differ markedly from that of NO₂, with the areas predicted to exceed being much smaller.

²⁵ Source: Kings College London, 2004.

²⁶ Source: Kings College London, 2004.

3.38 Industries with emissions to air, listed under the Environment Agency Pollution Inventory

There are no sites within the Borough which are listed as producing emissions to air under the Environment Agency's Pollution Inventory; however, the Edmonton Solid Waste Incinerator is located just beyond the north east boundary of the Borough.

3.39 Data Gaps and Uncertainties

No data gaps or uncertainties were identified.

3.40 Key Relevant Sustainability Issues and Opportunities

Opportunities should be sought to reduce levels of traffic and promote the use of public transport., set out best practice aspects of design, orientation, density and location of buildings to minimise energy demand, optimise sustainability and minimise the impact of air pollution and noise inside buildings.

Climatic Factors

The following indicators were used to characterise the baseline conditions and key trends:

- Distribution of areas at risk of fluvial flooding;
- No of dwellings within areas at risk of fluvial flooding;
- Energy Efficiency;
- Percentage of energy use from renewable sources;
- Renewable energy projects underway in the Borough;
- Total CO2 emissions (kg) per household per year;
- CO2 emissions (ktpa) from each sector;
- CO2 emissions (kg) density map; and
- Projected CO2 emissions (kg).

3.41 Energy Efficiency

An aircraft fitted with infra red technology was commissioned to assess energy loss from homes and businesses within the Borough. The Haringey online Heat Loss Map allows residents and businesses to discover how much energy they are losing²⁷. Haringey hope this will encourage them to consider better insulation and other energy saving techniques, which in turn will contribute to Haringey's efforts to tackle climate change at a local level.

3.42 Risk of Flooding

The map below shows that land immediately to the east of the draft SPD area are at risk from flooding. In Flood Zone 3, the flood risk from the River Lee and surface water runoff is classified as 'high', while in Flood Zone 2 it is said to be 'low to medium'²⁸. A flood risk assessment is required for proposed

²⁷ http://www.haringey.gov.uk/energy_saving_forefront.htm

²⁸ FRA Guidance Note 3: Development in Flood Zones 3 and 2 (Excluding Minor Extensions) (March, 2007)

developments within the flood zones to ensure that all aspects of flood risk are considered both to the proposed development itself and also the potential impact on people and property elsewhere within the catchment. A small number of residential properties in the relevant area are therefore required to carry out Flood Risk Assessments to the satisfaction of the Environment Agency as part of any planning applications, including extensions in accordance with the SPD.

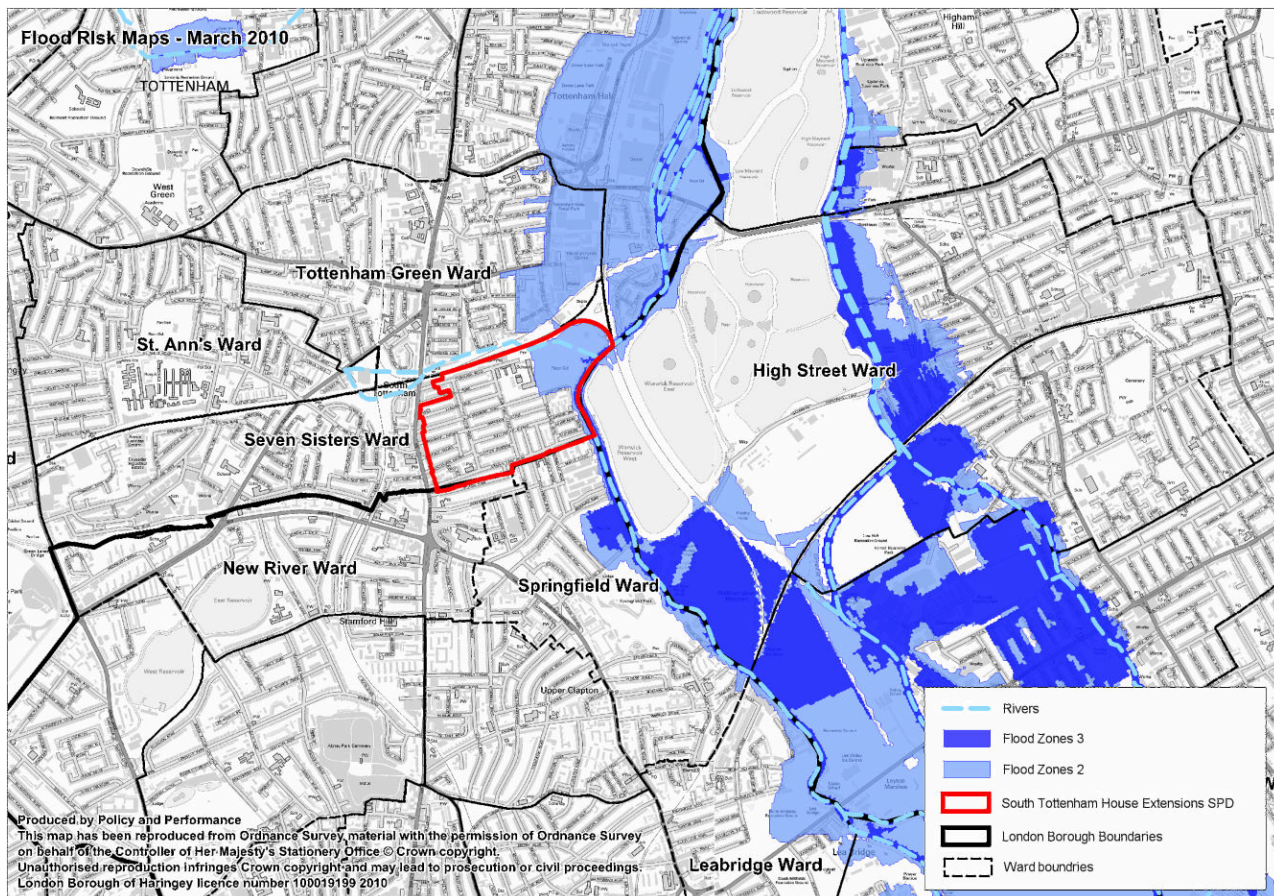


Figure 10 ... Flood Plains (2010) ²⁹

3.43 Buffer to River Lee

The Environment Agency also require any new developments close to the River Lee to leave a 6m wide buffer zone clear of buildings alongside the river. There is a slight chance some properties considering extensions in accordance with the SPD may come into this category, but it is unlikely their proposals would be affected.

3.44 CO2 Emissions

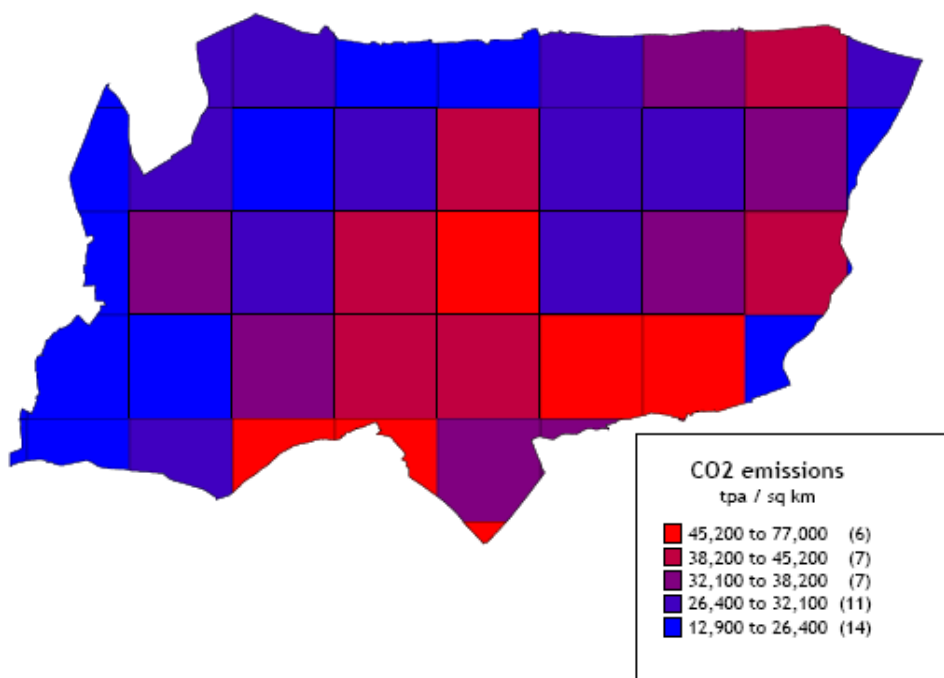
Haringey's emissions for the year 2003 have been estimated at 968 Kilo Tonnes per annum (ktpa), equivalent to each resident of Haringey flying to New York and back five times per year. These are direct emissions from energy use in buildings (domestic and non-domestic) and transport within the Borough. These are broken down as follows:

²⁹ Source: Adapted from Haringey GIS Layers (2010)

Sector	CO2 emissions (ktpa)	CO2 emissions (%)
Domestic	484	50%
Non-Domestic	312	32.3%
Transport	172	17.7%
Total	968	100%

Table 3: Baseline CO2 emissions³⁰

Haringey has the fifth lowest CO2 emissions per capita of all London Boroughs. Domestic emissions per capita are average for London, but non-domestic and transport emissions are comparatively low compared to London averages. Figure 5.7 reveals that CO2 emissions are concentrated in the lower reaches of the Borough and follow developments along the Lee Valley to the East of the Borough and central wards.

Figure 11 ... CO2 Emissions density Map for Haringey (2003)³¹

The London Plan suggests that 680 new homes will need to be built per year in Haringey to 2016³². This includes the regeneration areas at Tottenham Hale and Haringey Heartlands. Assuming 95% of these are built to 2006 building regulations standard and 5% to best practice standards, and assuming 70 demolitions per year, each year's additional housing stock will contribute a further 1.5ktpa to Haringey's emissions.³³

³⁰ Carbon Reduction Scenarios for LB Haringey - Overview (Draft), March 2007

³¹Source: Carbon Reduction Scenarios for LB Haringey - Overview (Draft), March 2007

³² Haringey's UDP, June 2006

³³ Source: Carbon Reduction Scenarios for LB Haringey - Overview (Draft), March 2007

In addition, the population of Haringey is expected to increase during the period to 2050. This will result in the construction of new buildings and a greater demand for transport. If this growth is allowed to happen at current rates of emissions, by 2050 emissions would have increased by a further 195ktpa³⁴.

3.45 **Renewable Energy Schemes**

There are no large renewable energy schemes in the Borough. Neither existing nor planned.

3.46 **Data Gaps and Uncertainties**

The following data gap was identified:

- Percentage of energy use from renewable sources.

3.47 **Key Sustainability Issues and Opportunities**

New developments should be encouraged to use Sustainable Drainage Systems to manage runoff and further reduce flood risk. New developments should be encouraged to include sustainable design principles, energy efficiency and the incorporation of renewables e.g. the inclusion of solar panels.

Biodiversity, Flora and Fauna

The following indicators were used to characterise the baseline conditions and key trends:

- Distribution of designated sites;
- Ecologically valuable sites;
- Local Nature Reserves;
- Green Chain/Corridors; and
- Key Biodiversity Action Plan (BAP) species present.

3.48 **Important Biodiversity Sites**

³⁴ Carbon Reduction Scenarios for LB Haringey - Overview (Draft), March 2007

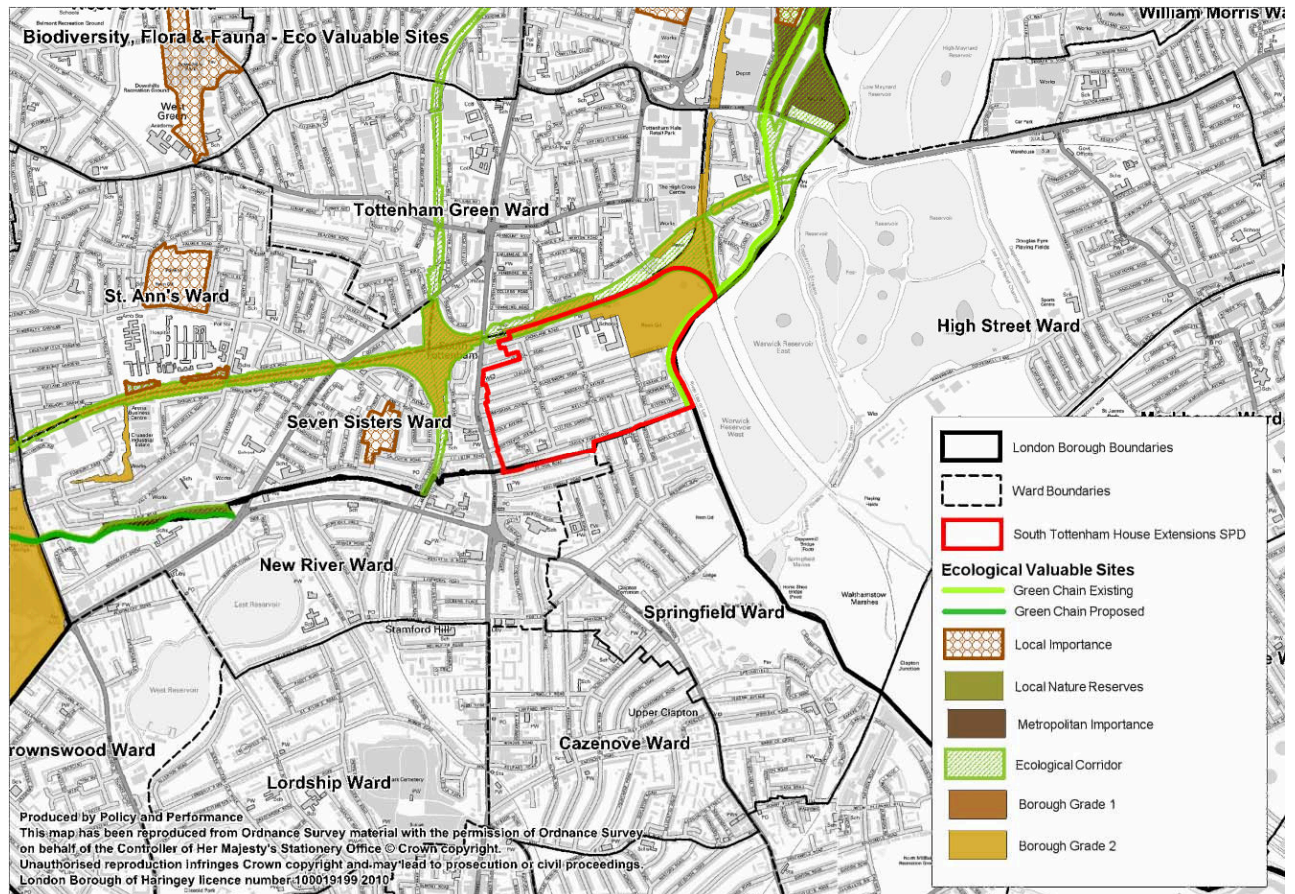


Figure 12 ... Biodiversity, Flora and Fauna Sites close to the draft SPD area (2006)³⁵

Haringey is a small, largely urban Borough; however, there are a wide variety of natural environmental assets in the locale. The plan above depicts the biodiverse sites close to the draft SPD area.

Of particular note is the Lee Valley Regional Park of Metropolitan Importance to the north east of the area. Within the area there is a park designated a Sites of Borough Importance Grade II, the railway embankment that forms the northern boundary is designated an Ecological Site of Local Importance, and both the railway line and the course of the River Lee (which forms the eastern boundary of the site) are designated Ecological Corridors³⁶. The Ecological Corridors potentially connect wildlife in the draft SPD area to several other nearby sites of ecological importance, including the Lee Valley Regional Park.

3.49 Flora and Fauna

Haringey supports:

- 12 Nationally Important Species such as the Black Redstart, a rare breeding bird associated with waste land and derelict sites;
- 6 London Priority Species such as the Grey Heron at Walthamstow Reservoir;

³⁵ Adapted from Haringey's UDP GIS layers, 2006

³⁶ Haringey's Biodiversity Action Plan, September 2004

- 4 London Flagship species such as the Speckled Wood butterfly which has strong hold at the Railway Fields London Nature Reserve;
- 18 Haringey Priority Species such as the Zoned rosette fungus which can be found in shaded areas of Alexandria Park; and
- 15 Haringey Flagship Species such as Broad-Leaved Helleborine, a rare woodland Orchid rarely seen in London³⁷.

3.50 Key Data Gaps and Uncertainties

The following data gap was identified:

- Number of designated sites in land management schemes.

3.51 Key Sustainability Issues and Opportunities

All biodiversity sites should be protected and, where possible, enhanced. Opportunities should be sought to enhance green corridors/chains within the Borough. Back gardens bordering protected sites, green corridors and chains, and those connected to them by other back gardens, are potentially also rich sources of biodiversity. Policies to protect back gardens in the area of the draft SPD would be of benefit to the biodiversity of the borough.

Cultural Heritage

The following indicators were used to characterise the baseline conditions and key trends:

- Listed Buildings;
- Areas of Archaeological Importance/ Archaeological Priority Zones;
- Heritage Land;
- Conservation areas; and
- Historic Parks.

³⁷ Haringey's Biodiversity Action Plan, September 2004

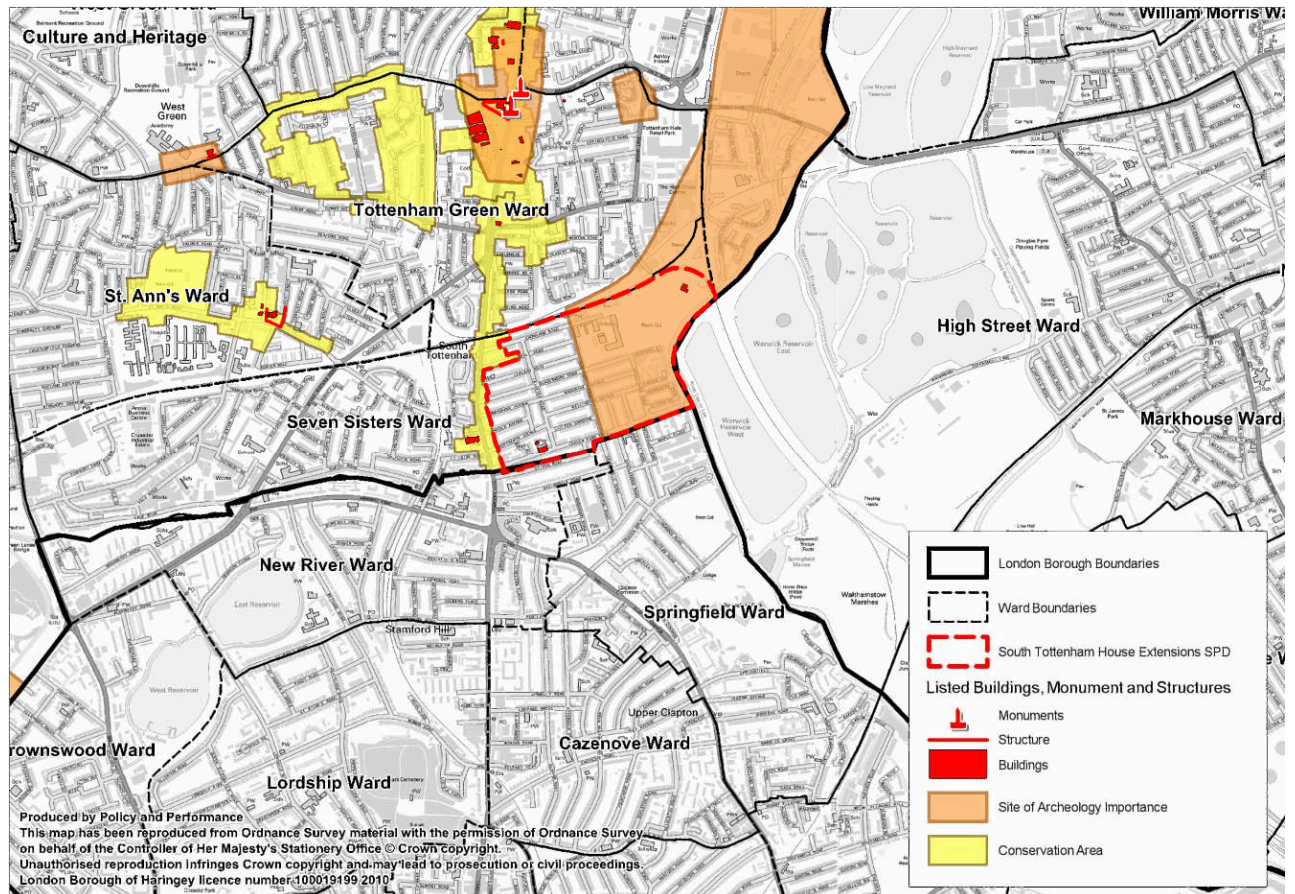


Figure 13 ... Cultural Heritage Sites close to the draft SPD area (2006)³⁸

The main environmental concerns in regard to archaeology and cultural heritage are related to development and the resulting adverse effects that this can have on conservation areas, listed buildings and other areas of local historic value.

3.52 Listed Buildings

Buildings considered to be of special architectural or historic interest are 'Listed' by the Department of National Heritage in one of three categories in recognition of their importance: Grades I, II and II*. The draft SPD area has 3 Listed Buildings; the Church of St Bartholomew, Craven Park Road (Grade II*), its Vicarage (Grade II) and the Pumping Station, Building and Engine in Markfield Park. These sites and their settings are protected by national legislation or by local policies.

3.53 Archaeological Priority Zones

The Greater London Archaeological Advisory Service has defined a number of Archaeological Priority Zones (APZs) that indicates particular archaeological interest, including an extensive APZ within the Lee Valley, part of which intersects with a substantial part of the draft SPD area.

3.54 Conservation Areas

Haringey has 29 designated Conservation Areas, located throughout the Borough, including the South Tottenham Conservation Area (Conservation Area

³⁸ Source: Haringey's UDP GIS Layers, 2006

no. 27), part of whose eastern border forms the western border of the draft SPD area. This Conservation Area forms part of the Tottenham High Road Historic Corridor, and as such is further protected in having an adopted Conservation Area Character Appraisal (adopted 26th February 2007). Conservation Areas are defined as those that have:

- A common architectural style/layout of buildings/spatial relationship;
- A particular scale or density of buildings; and
- The presence of buildings of local architectural/historic importance.

3.55 Historic Parks

34 of Haringey's public parks, gardens, squares, cemeteries and churchyards are of local historic interest and are registered in The London Parks and Garden Trust Inventory, including Markfield Park in the draft SPD area.

3.56 Data Gaps and Uncertainties

The boundaries of Locally Protected Parks registered in The London Parks and Garden Trust Inventory are not defined.

3.57 Key Issues and Opportunities

All cultural heritage features should be conserved. The border of the draft SPD has been drawn to deliberately exclude the South Tottenham Conservation Area. The Listed buildings in the area should not be eligible for the policies in the draft SPD and may have to be explicitly excluded.

In addition to preserving statutory sites it is important to ensure that the wider setting is protected. The setting of the Markfield Pump House is protected by being surrounded by and deep within Markfield Park, which is itself protected, should provide the Pump House with sufficient protection. However there is potentially no protection for the setting of the Church of St Bartholomew, its Vicarage, the South Tottenham Conservation Area and Markfield Park Locally Protected Parks from intrusive development affecting its setting.

The industrial heritage of the Borough is an important element of the townscape which must be maintained. It is essential that landscape/townscape character and quality is maintained, enhanced and, where possible, interlinked.

Landscape

The following indicators were used to characterise the baseline conditions and key trends:

- Distribution and Metropolitan Open Land;
- Significant Open Land; and
- Green Chains.

3.58 Distribution of Green Space

The landscape includes the more open areas of the Borough including the Lee Valley Regional Park, which is Metropolitan Open Land (and itself includes Markfield Park within the draft SPD area), other parks (Significant Open Land)

and existing and proposed Green Chains as indicated below (also shown under Biodiversity above).

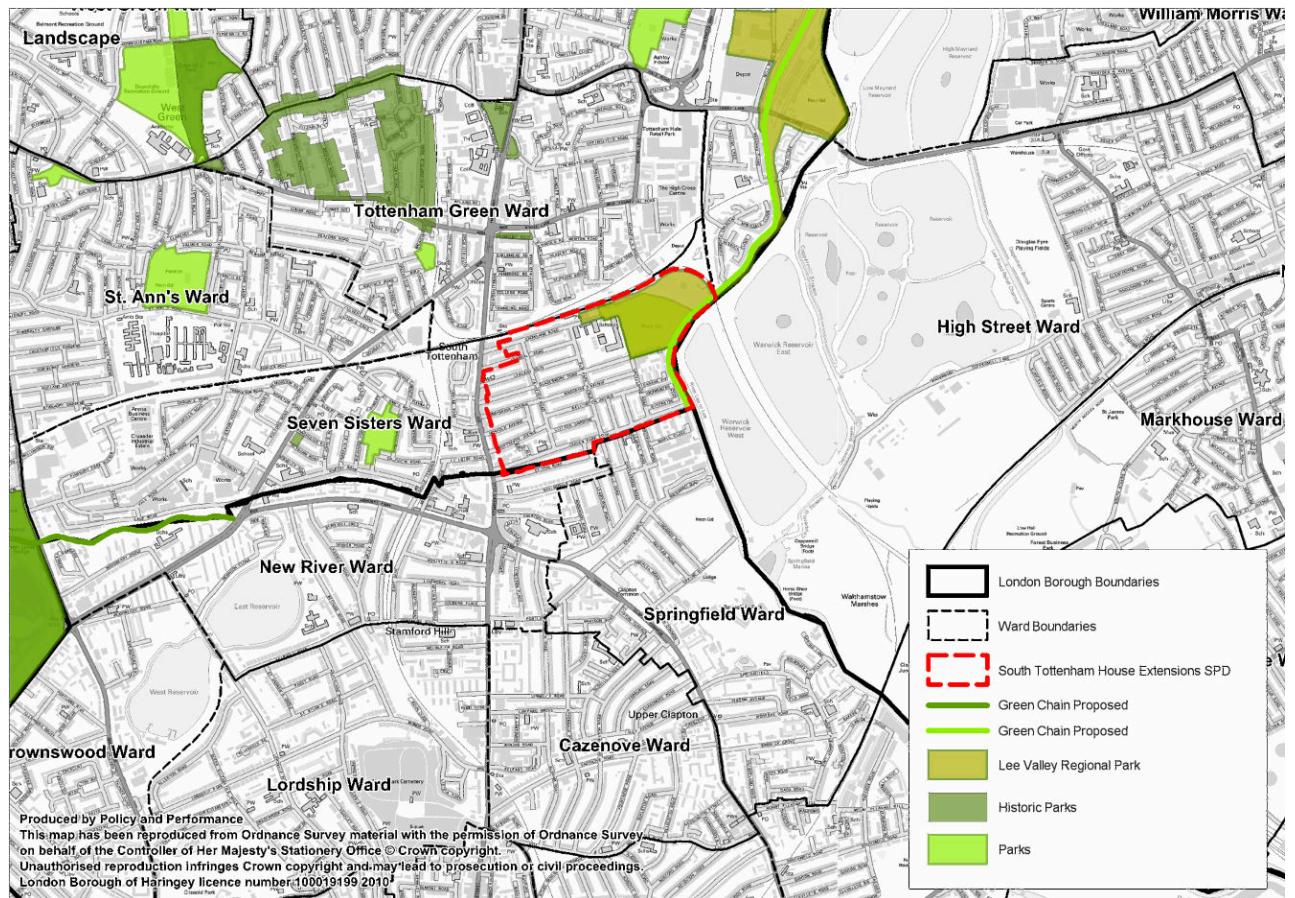


Figure 14 ... Landscape Areas³⁹

Landscape defines the overall setting that open space has within a defined area. Open spaces are particularly important to the densely populated urbanised areas of London; it has been suggested that time spent in open space is health benefits including, for example reducing stress levels.

Improving the environment develops the economy through influencing the location of business and amenity, and improves working conditions to employees in terms of physical and social health. Open environments also provide the opportunity to develop sport and recreational facilities which further promote regeneration within an area. However, all open areas are under pressure from/in the urban environments. Establishing a balance between development, protection and enhancement is vital.

3.59 Green Chains

The interlinking of open spaces, footpaths, rivers, canals, bridleways and disused railways is of structural, recreation and nature conservation importance. In some cases, areas of open land link together across Borough boundaries to form 'green chains'. These can play a useful part in the urban environment by

³⁹ Source: Haringey's UDP GIS Layers, 2006

providing extended pathways for public and wildlife corridors in natural surroundings.

3.60 Data Gaps and Uncertainties

- There were no specific data gaps identified.

3.61 Key Sustainability Issues and Opportunities

In addition to considering the wider strategic preservation of the Borough's landscape, opportunities should be sought to enhance design and landscaping at the local level to improve the quality of the local environment.

Minerals and Waste

The following indicators were used to characterise the baseline conditions and key trends:

- Kilograms of household waste collected per head;
- Percentage of household waste recycled and composted;
- Location of strategic waste sites;
- Industrial and commercial waste production.

3.62 Household Waste

Waste disposal is an important strategic issue for Haringey. Haringey Residents generate 354kg of waste each⁴⁰. Overall, residents of Haringey produce 85,000 tonnes of waste each year. Unless people change their habits and reduce the waste they produce, it will mean that the amount of waste will go up by two thirds in the next 20 years. Residents and businesses will need to take immediate and sustained action to reduce, reuse and recycle as much waste as possible.

Around 75,000 homes in Haringey currently receive a green box recycling service, enabling them to recycle a wide range of goods. 22% of waste was recycled between 2006-07, this show a substantial rise from just 2% in 2000-01⁴¹.

Around 54% of households in Haringey have gardens. There are no formal records of the number of home composters sold in previous pilot schemes so the number of residents composting at home is not known. The Council re-launched a scheme to provide subsidised compost bins to interested residents in early 2005⁴².

Haringey Council intends to develop a 'swap shop' on their web-site so residents can exchange their unwanted goods.

3.63 Strategic Waste Sites

The remaining residential and commercial waste, if suitable, is sent for incineration at Edmonton Waste Incinerator which generates electricity.

⁴⁰ www.londoncouncils.gov.uk, 2007

⁴¹ www.haringey.gov.uk, 2007

⁴² www.nlwa.org.uk, 2007

3.64 Data Gaps and Uncertainties

- Borough wide industrial and commercial waste production data.

3.65 Key Sustainability Issues and Opportunities

One of the major strategic waste incinerators is situated in the Borough. Transport implications must be managed carefully.

Haringey is performing well in terms of reuse, recycling and composting however opportunities should be sought to further reduce waste production

Sustainable sourcing and waste management principles should be promoted for all new developments that occur in the Borough.

Transportation

The following indicators were used to characterise the baseline conditions and key trends:

- Distribution of major transport systems – Roads, London Underground, Cycle Routes, rail etc;
- Car Ownership; and
- Journey to work by mode.

Mode	Haringey
Underground, light rail & tram	34.8
Train	6.3
Bus, coach or mini bus	12.9
TOTAL: Public Transport	54
TOTAL: Drive Car or Van	25.4
Bicycle	2.5
On foot	5.9
TOTAL: Active Travel	8.4

Table 4 Percentage Modal Share of Daily Transport – Haringey (2001)⁴³

3.66 Transport Links

The map below shows that Haringey is well served by public transport yet car ownership continues to rise in the Borough. In 1996 there were 0.79 cars per household and this is expected to rise to 0.95 cars per household by 2011. The 2001 Census indicates that 46.5% of households within Haringey have no car or van, and that 12.3% have two or more cars or vans⁴⁴.

In the more deprived parts of the Borough, generally towards the east and including Tottenham, there are low levels of car ownership. Some of these areas are well served by both rail and bus services particularly in the Victoria Line corridor. In the east of the Borough:

⁴³ Source: Haringey's Local Implementation Plan, 2004

⁴⁴ Office of National Statistics, 2007

- Areas away from the rail stations and High Road Tottenham have poorer access to public transport; and
- Rail transport does not serve local trips effectively.

The Gospel Oak to Barking train service which runs along the edge of the draft SPD area provides for some orbital movement but the service is only half hourly and other orbital movements are reliant on bus services.

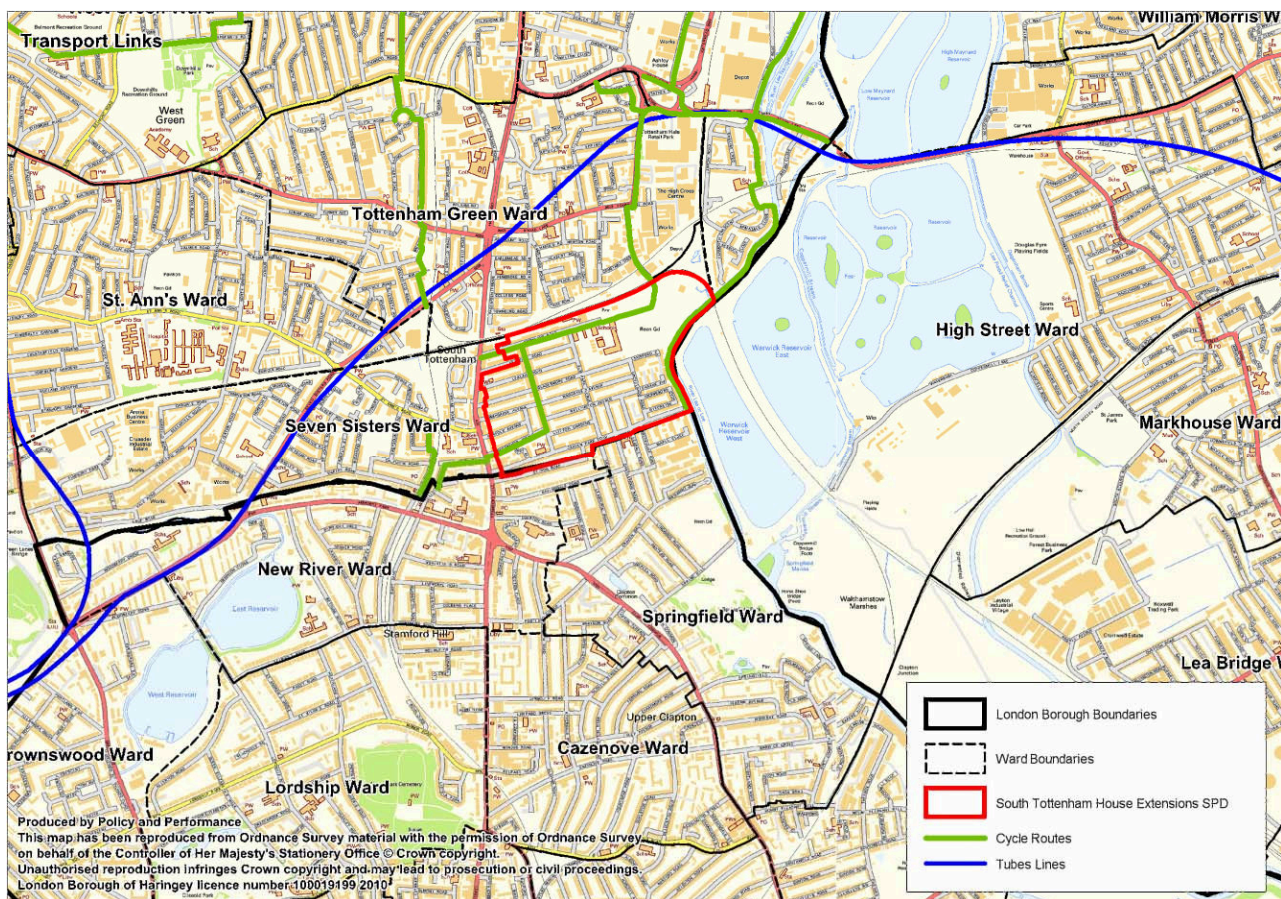


Figure 15 ... Transport links in the area (2006)⁴⁵

3.67 Travel to Work

The table above covers travel to work in the Borough. The Borough has the third highest percentage (54%) of residents who travel to work by public transport. Meanwhile, compared to inner Boroughs, Haringey has the third lowest number of people who walk to work. This information suggests that Haringey is a 'dormitory' Borough with little indigenous employment so residents are forced to commute out with the Borough for work. This assertion appears to be validated by the fact that a high percentage of residents use the underground and bus services compared to average figures for London.

3.68 Data Gaps and Uncertainties

- Cycle use and barriers to cycle use;

⁴⁵ Source: Haringey UDP GIS Layers, 2006

- Percentage of existing properties and dwellings within 10 minutes walk of a bus stop or railway station; and
- Number of ICT schemes implemented

3.69 **Key Issues and Opportunities**

Need to seek ways of reducing the need to travel by encouraging home-working where possible and decreasing the distance between residential areas and key facilities, services and open space. Stronger orbital public transport capacity is required to serve key development areas, town centres and residential areas. Given the presence of comprehensive cycle routes in the draft SPD area, barriers to cycle use need to be investigated and addressed. That may include, amongst many factors, lack of secure cycle storage space in small, overcrowded houses.

Economy

The following indicators were used to characterise the baseline conditions and key trends:

- Employment Rates;
- Percentage unemployed;
- SOAs most deprived for employment;
- SOAs most deprived for income;
- Number of VAT registered businesses and trend;
- Vacant floor space in town centres;
- Number and value of inward investment projects attracted to the Borough;
- Peak Zone A rental data £/m² (Zone A rental is a measure of town centre vitality and vibrancy and is a key indicator of PPS 6);
- Sectors where there are skills shortages; and
- Pattern and rate of R &D development.

The London Borough of Haringey comprises three principal centres, which are Tottenham, Wood Green and Muswell Hill. It is predominantly residential in character with some industry in the east of the Borough.

3.70 **Employment**

During the period November 2005 and June 2006 unemployment across the Borough stayed the same 7.9%. This is more than double the national average of 3.6%. Chart 5.12 displays the unemployment trends within the Borough since January 2005. The overall rate of unemployment remains largely unchanged; however the chart depicts an overall view and does not reveal the high levels of unemployment experienced within the eastern wards and the heartland area of the Borough.

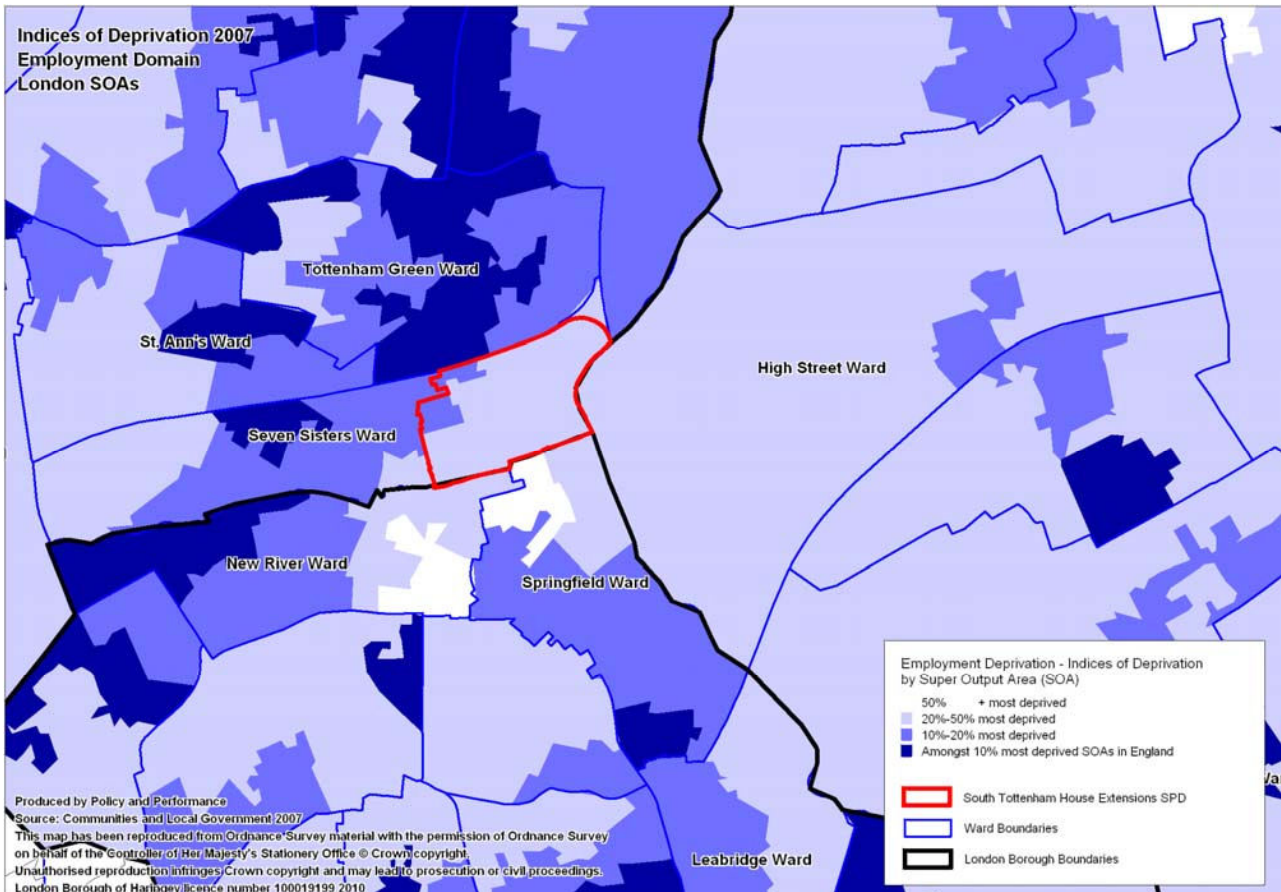


Figure 16 ... Employment Deprivation

There are particularly high unemployment rates in the Tottenham area at over 16%. High levels of unemployment and long-term unemployment are found within certain ethnic groups and communities.

3.71 Income and Employment Deprivation

Figure 5.12 depicts deprivation of employment. This domain measures the involuntary exclusion of the working age population (men aged 18 - 64 and women aged 18 - 59) to employment. This is done by looking at people who claim benefits such as Incapacity Benefit or participate in the various New Deal schemes. Again, the employment deprivation is polarised between east and west with SOAs suffering severe employment deprivation concentrated in the east of the Borough.

3.72 Claimants of unemployment related benefits

In March 2006, there were 8,245 residents in Haringey claiming Job Seekers Allowance, which at a rate of 7.7%, is considerably higher than the rate for London (4.6%) and over twice as high as the rate for Great Britain (3.6%)⁴⁶. Northumberland Park has the highest unemployment rate out of all wards in London at 19.3% - this is 5.0 percentage points higher than the 2nd highest ranking London ward (Harlesden ward in Brent - 14.3%).

⁴⁶ Greater London Authority and Office for National Statistics, 2006

Results from the 2001 Census suggest that long-term unemployment is a serious issue facing Haringey. Over 50% of unemployed Haringey residents have not worked for over 2 years or have never worked. Ward level analysis reveals that, with over 62%, Northumberland Park has the highest proportion of unemployed people who are long-term unemployed or have never worked in London.

3.73 Income

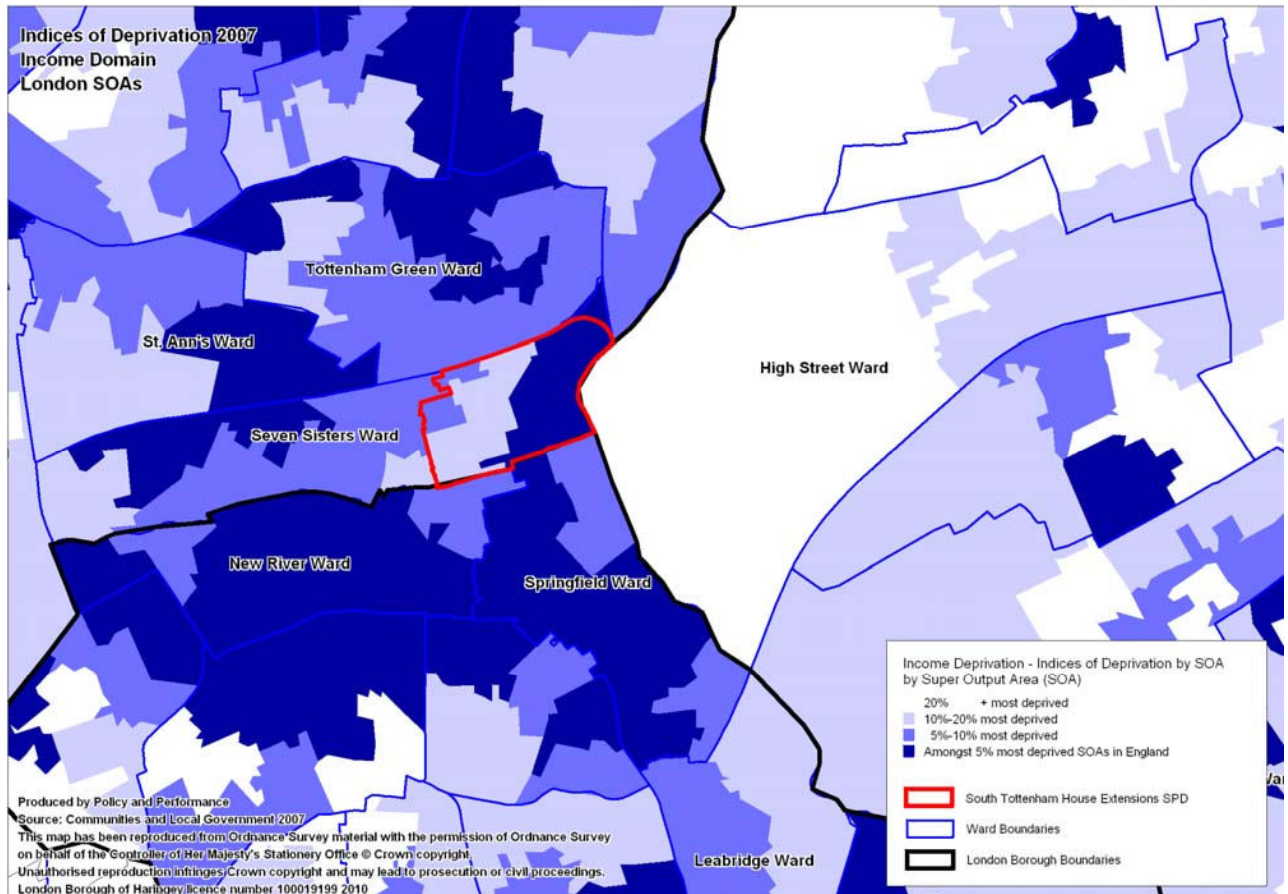


Figure 17 ... Income deprivation

Annual earnings provide an indicator of economic prosperity. At £28,763, average gross annual earnings in Haringey are lower than the London average of £33,373 but higher than the England average of £24,064⁴⁷. However, these figures are an average and do not represent the polarised nature of income in the Borough. Figure 5.13 shows the disparity between incomes in the west of the Borough and incomes in the east. Again the eastern wards are amongst the most deprived SOAs in England for income.

3.74 VAT Registrations

Vat registrations and self employment rates are a crude means of measuring entrepreneurial activity. Haringey has a total of 5,645 VAT registered businesses employing approximately 60,300 people which accounts for 1.5% of all

⁴⁷ Annual Survey of Hours and Earnings 2005

employment in London. The vast majority of these businesses only employ less than 4 people. Only 180 of these businesses employ 20 or more people⁴⁸.

In 2002 13.1% of VAT registered businesses were newly registered compared with 11.9% in London. When VAT de-registrations are taken into account then Haringey has stronger net growth in businesses than London (Haringey: 0.2%, London: -0.8%)⁴⁹. 11.1% of the working age population are self-employed compared with 9.4% in London.

3.75 Employment by Sector

Chart 5.2 shows employment sectors in Haringey. Retail and distribution has the highest percentage share of the workforce, this coupled with transport and communications accounts for almost 30% of employment within the Borough. Distribution of goods plays a strong role in Haringey's employment due to the Boroughs transport links, most notably the North Circular route and the Boroughs position between central London and strategic transport links to the rest of the UK. The historical manufacturing base now only accounts for 9% of employment in the Borough.

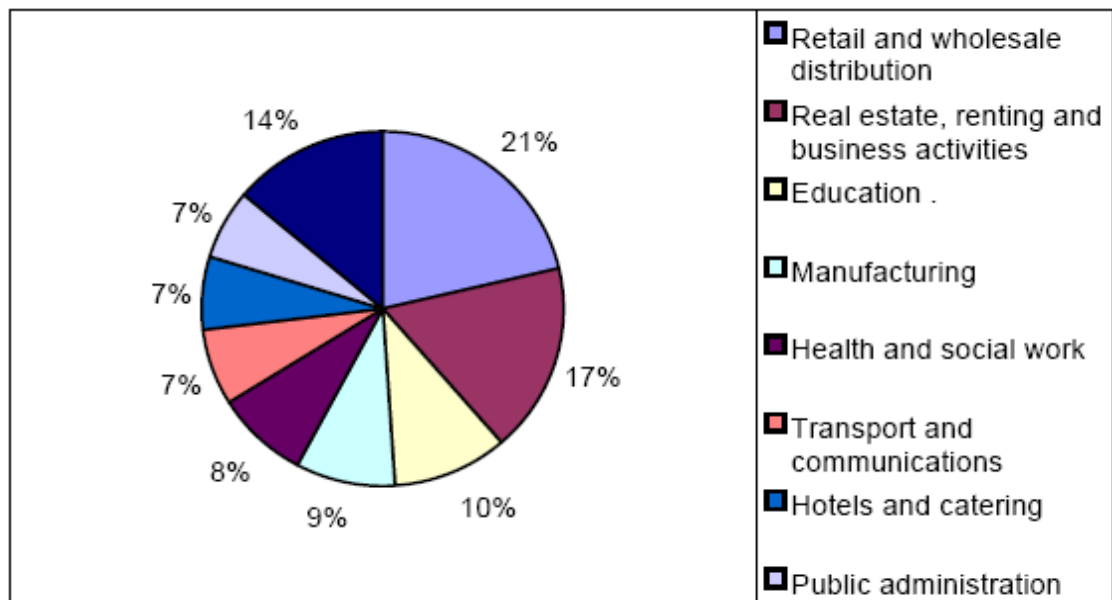


Table 5 Employment by Sector – Haringey (2004)⁵⁰

3.76 Data Gaps and Uncertainties

When collating baseline data for this topic area, difficulties have been identified in obtaining information about inward investment to the Borough and research and development opportunities. Key indicators where information was sought but was not available are listed below:

- Vacant floor space in town centres;
- Number and value of inward investment projects attracted to the Borough;

⁴⁸ Source: www.haringey.gov.uk, 2006

⁴⁹ Haringey's Local Implementation Plan, 2004

⁵⁰ Source, Haringey's Local Implementation Plan, 2004

- Peak Zone A rental data £/m2 (Zone A rental is a measure of town centre vitality and vibrancy and is a key indicator of PPS 6;
- Sectors where there are skills shortages; and
- Pattern and rate of R &D development.

In addition, economic and employment projections for north London predict low rates of growth. The North London Strategic Alliance, of which Haringey is a member, has commissioned work to investigate these low growth projections, and their implications for quality of life in the Borough. The report is due shortly and as the results become available they will be fed into the SA process⁵¹.

3.77 **Key Sustainability Issues and Opportunities**

Retaining skilled members of the population is a problem for the local economy which could possibly be linked to the historic lack of educational achievement. There is a need to improve training levels to enhance the quality of the local workforce.

There are high levels of economic inactivity in the eastern wards of the Borough, including in the draft SPD area. There is a need to improve the image of the Borough to encourage inward investment and to attract new business opportunities.

Deprivation and Living Environment

3.78 The following indicators were used to characterise the baseline conditions and key trends:

- Recorded crime rates per 1,000 for key offences;
- SOAs crime deprivation;
- SOAs deprived for living environment; and
- Population that are within 20 minutes travel time (urban – walking; rural – driving) of a range of different sports facilities.

Deprivation is a multi-faceted and complex problem which influences and is influenced by a number of different factors. In Haringey, problems associated with the decline in the prosperity of manufacturing industry, the ageing housing stock, the poor quality of the local environment and the lack of jobs coupled with low wages have led to significant, long-term unemployment problems in certain wards of the Borough. This will impact upon the quality of the living environment which affects health, social well-being and educational attainment.

3.79 **Recorded crime rates per 1000 for key offences**

Social deprivation factors all contribute to crime and disorder problems and a poor living environment may lead to anti-social behaviour as there may be feelings of lack of ownership or social responsibility. Currently there have been 33,015 recorded Total Notable Offences (TNOs) in Haringey, 19% down (5,346 fewer offences) than for the same period last year. This performance represents an annual incident rate of 166.4 offences per 1,000 residents which is 2.1%

⁵¹ www.nlsa.org.uk, March 2007

under the 2003/04 performance of 170. On average there are approximately 74 fewer offences every month this year compared to last year.

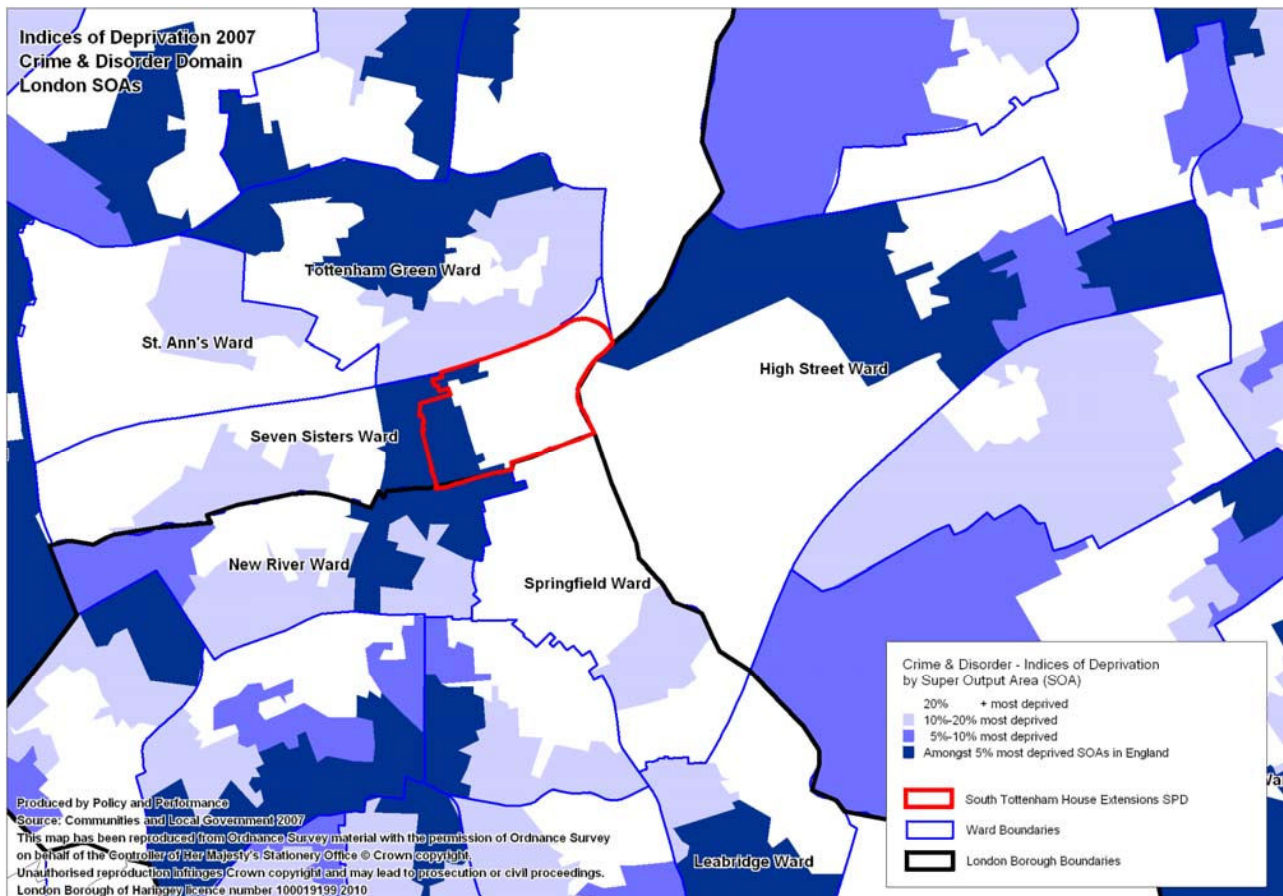


Figure 18 ... SOAs - crime deprivation

3.80 London: Currently Haringey is ranked 11th highest in London above the London average of 29,177 TNO offences. The plan above shows incidences of crime and disorder in and around the draft SPD area. It suggests a significant corridor of crime occurring along the A10, Tottenham High Road, continuing into Hackney.

3.81 The Index of Multiple Deprivation (IMD) combines information from seven individual areas namely: income deprivation; employment deprivation; health deprivation and disability; education, skills and training deprivation; barriers to housing and services; living environment deprivation and crime. Haringey is the 10th most deprived district in England⁵². On all the six district level deprivation measures used in the Indices of Deprivation (2004), nationally Haringey ranks in the top 50 most deprived districts, and in London Haringey ranks in the top 5 most deprived districts⁵³.

3.82 If Tottenham Parliamentary Constituency was a district, then using the Average of SOA Scores measure it would be the 5th most deprived district in England (behind Liverpool, Manchester, Knowsley and Tower Hamlets) and the 2nd most

⁵² Office of the Deputy Prime Minister, 2004

⁵³ Office of the Deputy Prime Minister, 2004

deprived district in London (behind Tower Hamlets).⁵⁴ There is an extensive area of deprivation in the east of the Borough. Nearly 65,000 people (almost 30% of Haringey's residents), live in the 43 SOAs in the Borough that are amongst the 10% most deprived in England⁵⁵.

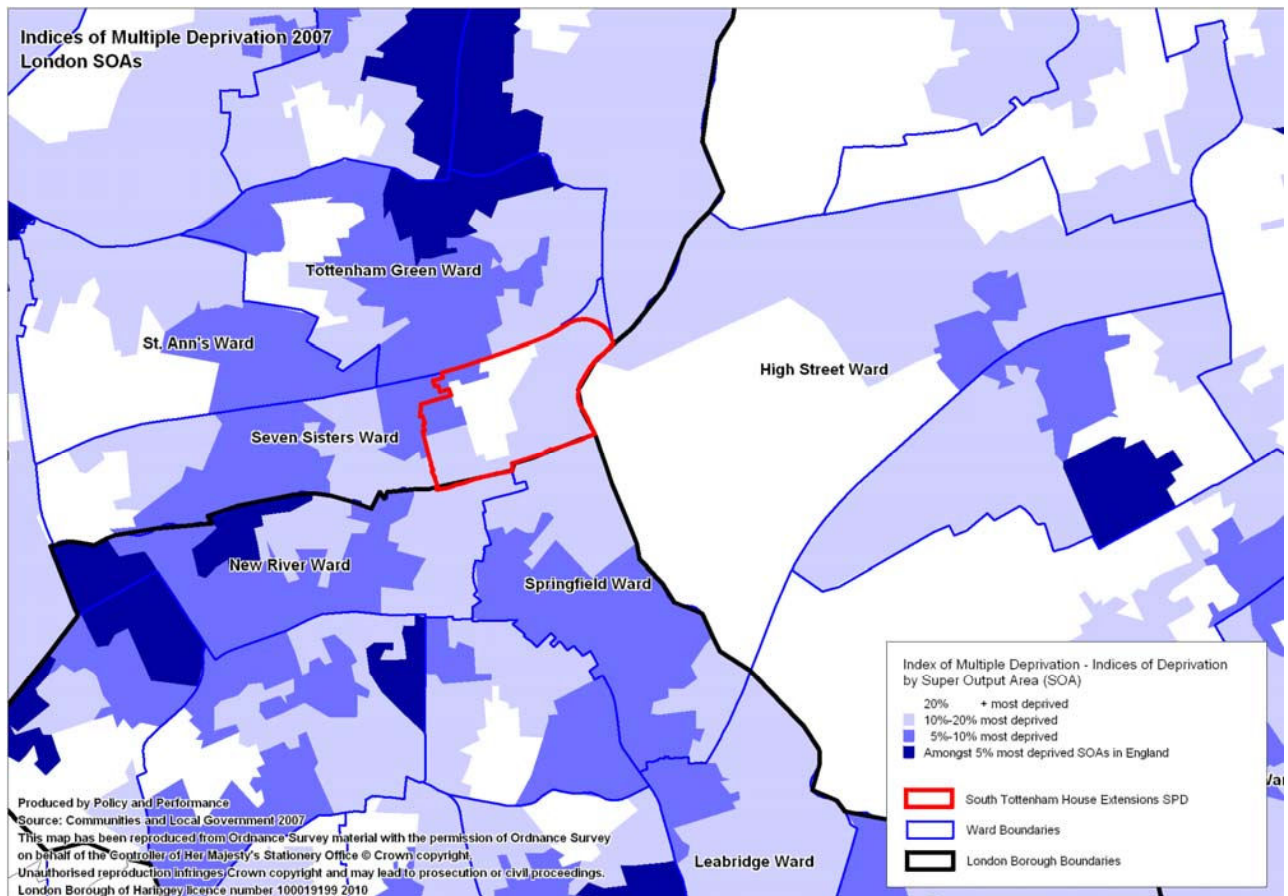


Figure 19 ... SOAs - Index of Multiple Deprivation (IMD)

3.83 Deprived Living Environment

This domain looks at deprivation in the local environment in two ways: the "inside" environment, which looks at the quality of housing, and the "outside" environment which looks at two measures of air quality and road traffic accidents. In this instance, there are pockets of extreme deprivation in western Haringey, which goes against the predominant pattern where eastern SOAs are considered worse off than their western counterparts. The draft SPD area is not badly off relatively in this respect.

⁵⁴ www.haringey.gov.uk, 2007

⁵⁵ www.haringey.gov.uk, 2007

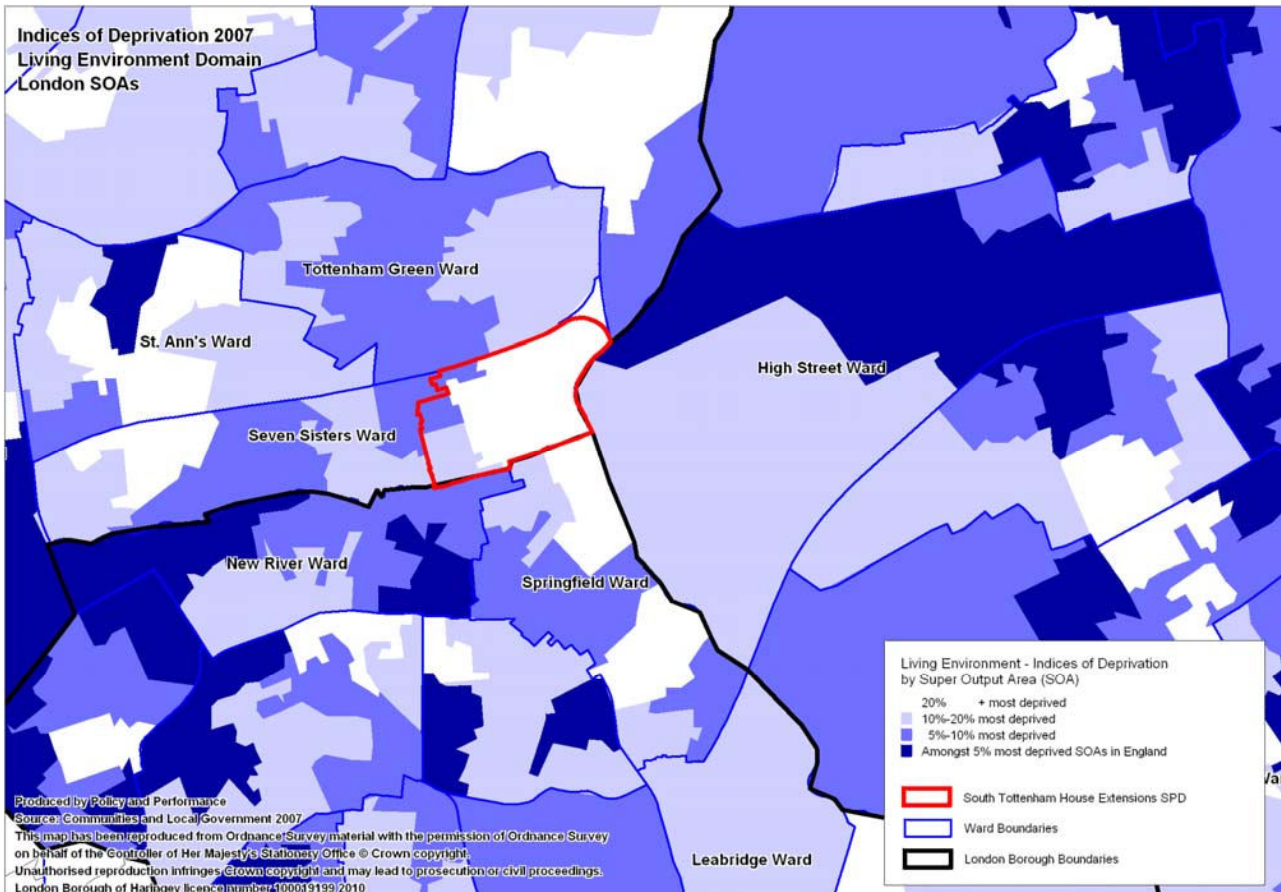


Figure 20 ... SOAs - deprived for living environment

3.84 Data Gaps and Uncertainties

- Access to sports facilities and related health benefits.

3.85 Key Sustainability Issues and Opportunities

Deprivation is a very complex issue and a number of different issues will need to be addressed for noticeable improvements to be realised. There is a need to tackle anti-social behaviour in the Borough and crime rates should be further reduced to enhance overall quality of life.

Housing

3.86 The following indicators were used to characterise the baseline conditions and key trends:

3.87 Local Housing Market;

- Percentage of homes unfit for use by wards compared to national/regional averages;
- Tenure;
- House prices compared to regional/national averages;
- Ratio of average house price to average income;
- Overcrowding;
- Housing Demand;

- Percentage split of dwelling types;
- Barriers to Development;
- SOAs - most deprived;
- Key Regeneration Areas;
- Number of households accepted as statutory homeless and in priority need by the Local Authority;
- Proportion of vacant housing; and
- Percentage of usually resident population within 1km of 5 basic services (GP, food shop, bus stop, post office, primary school).

Quality and choice are key to meeting housing need and supporting sustainable communities. Many of those have been revisited in Haringey's Sustainable Communities Plan and Haringey's Housing Strategy (2006).

3.88 Local housing market

Housing costs and affordability – the average home in Haringey costs £275,358⁵⁶. Private renting costs vary but the average rent for a 3 bedroom house is £1,200 per month. At £28,122, average gross household income in Haringey is lower than the London average of £31,488. Within this, however, 11.5% of households have an annual income below £10,000. Taken together, these figures illustrate that for a high proportion of Haringey households the only affordable housing is in the social rented sector or the cheaper parts of the private rented sector.

High levels of temporary accommodation have led to a distortion of the private rented market. The availability of annex accommodation (a self contained flat paid for at a nightly rate when occupied) in particular, has led many other Boroughs to place their homeless households within Haringey, impacting further on the market and creating wider sustainability issues.

In April 2005, there were 49.9% homes that were not decent; this is improving from a base of 58% non-decent in 2002. Haringey's 2004/06 Registered Social Landlords development programme is the largest in North London. Funding for Haringey was £70 million, providing an extensive programme of 936 new homes, 494 as affordable rented homes and 442 as affordable⁵⁷.

3.89 Tenure

The number of households living in the Borough has increased from 85,300 (1991 census) to 92,200 (2001 census). Of these households:

- 45.8 per cent are owner occupiers (49.7 per cent in 1991 census);
- 20.1 per cent are renting privately (19 per cent in 1991 census);
- 19.7 per cent are Council tenants (24.9 per cent in 1991 census); and
- 10.5 per cent are RSL tenants (6.4 per cent in 1991 census).

⁵⁶ Fordham's Housing Need Update 2005

⁵⁷ Haringey Housing Strategy 2003-08

According to the 2001 census, there has been a small increase in the number of one person households and this upward trend is expected to continue.

3.90 **Over crowding**

There are also high levels of overcrowding and households lacking amenities in Haringey. The 2001 census shows that:

- 20,400 households have an overcrowding indicator, which ranks Haringey 12th in London ;
- 8,000 households have no central heating (11th highest in London); and
- 2,000 households do not have their own bathroom/shower and toilet (3rd highest in England and Wales).

3.91 **Housing need in Haringey**

Headlines from the Haringey's Housing Needs Survey, 2007⁵⁸ include:

- A shortfall of approximately 4,865 affordable housing units per annum to meet demand;
- An estimated 21% of households in Haringey are living in unsuitable housing, with overcrowding as the major problem, this increases to 34% in Seven Sisters ward; the 3rd highest ward, and;
- While there is need across all tenures, there is more call for 3+ bedroom sized properties.

3.92 **Barriers to Housing and Services**

The map below looks at barriers that local people have to obtaining suitable housing, and in accessing local services in terms of distance. Generally Haringey suffers high deprivation indices for housing barriers; however, this pattern is repeated across London due to the high house prices in Greater London.

There are evident increased barriers to housing in the eastern wards of Haringey which relate to low incomes and thus private housing becomes untenable to many residents on benefit or low income. High renting capacity is likely to support a transient population base and thus uncondusive to the development of a sense community, which is one factor in establishing a prerequisite for a sustainable community.

However, it is also evident that barriers to housing are generally lower in the whole of Haringey, including the draft SPD area, than in neighbouring areas of Waltham Forrest and particularly Hackney.

58 2007 Housing Needs Assessment, Haringey Council, 2006

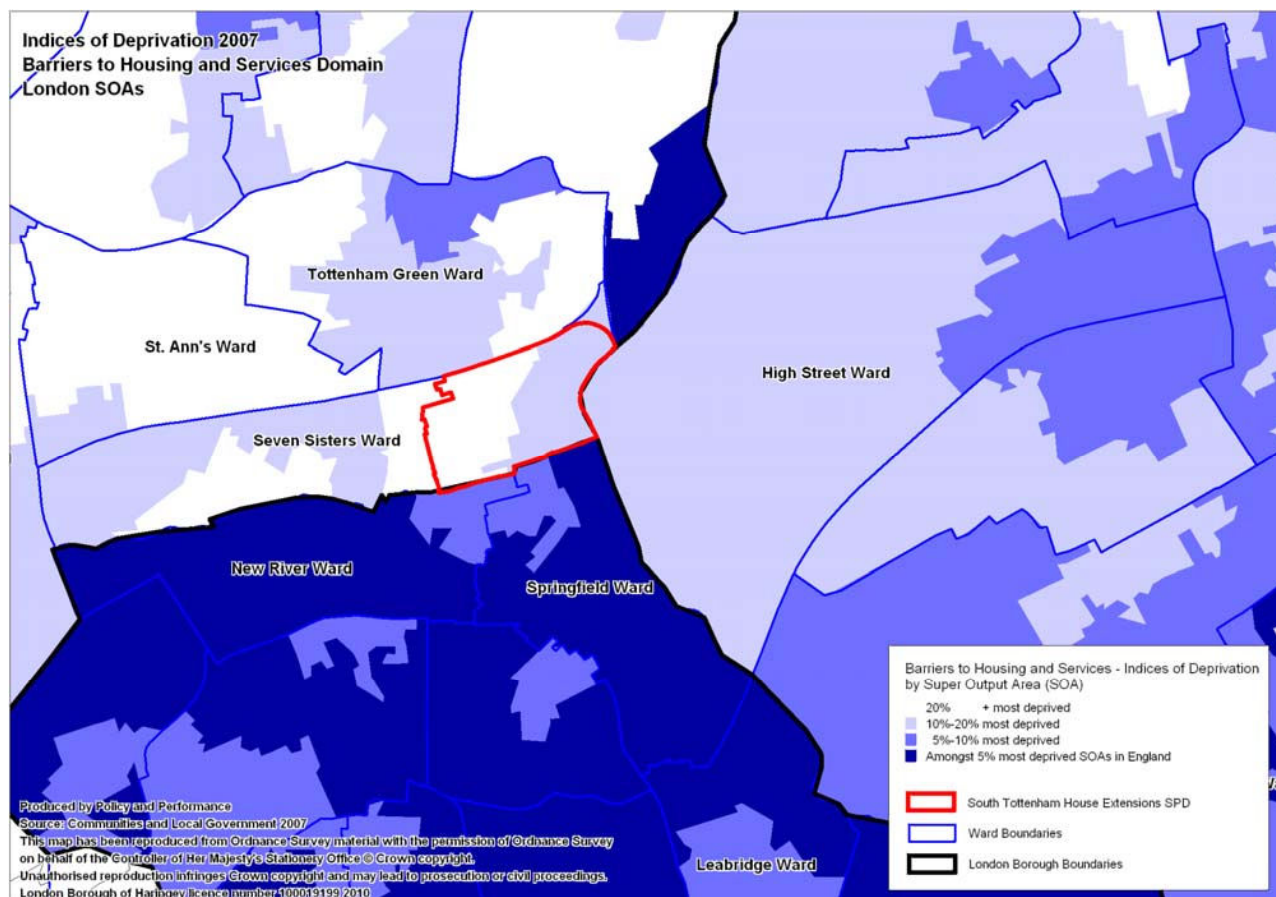


Figure 21 ... Barriers to Housing and Services

3.93 Key local Regeneration Areas

Tottenham Area - Markfield Recreation Ground. Funding worth £1m will improve the recreational facilities provided by Markfield Recreation Ground with an aim to provide a clean, safe environment supporting future residential developments in LB Haringey. Additionally, as part of the wider regeneration project, these works will assist in facilitating the relocation Earlsmead School and O'Donovan's Waste Management in order to develop a further 150 housing units on these two sites.

Tottenham Hale; Hale Village is planned to be the first major residential development at Tottenham Hale with around 1300 dwellings, of which 350 will be affordable. The site is in need of significant remediation works to prepare it for residential use, and of access improvements to mesh the new development into its surroundings – existing residential areas,

Hale Wharf Redevelopment; The Hale Wharf development has capacity for 500 dwellings of which around 175 will be affordable, on a long and thin island between the River Lee and the River Lee Navigation canal at Tottenham Hale. The development will improve pedestrian and cycle access from the development to the adjacent Hale Village development and onwards to Tottenham Hale public transport interchange, and to surrounding open space. The development forms part of the Tottenham Hale International Masterplan.

3.94 Data Gaps and Uncertainties

There is a wealth of data available on the condition of the housing market in Haringey. The main data gap identified was:

- Number of households accepted as statutory homeless and in priority need by the Local Authority.

Relationship with other Local Authority areas

3.95 For many authorities, the geographical scale of particular baseline issues means that they relate closely to neighbouring authorities. For example, housing provision and prices, employment migration and commuting, service provision and education can all result in flows of people across Local Authority boundaries.

3.96 Key 'transboundary' issues were identified during a key stakeholders workshop between Haringey and planners from both within and around the Borough.

- It has been identified that a number of people living in Haringey out-commute daily to neighbouring authorities for employment; this creates a Borough which effectively is a 'dormitory';
- There is a lack of transport links between Haringey and Waltham Forest due, in part, to the physical boundary that the Lee Valley presents;
- There is a need to protect the strategic viewing corridor from Alexandria Palace to Central London (covers Camden, Islington and Hackney);
- The creeping urbanisation of northern Boroughs as a whole is a significant sustainability issue and there is a need to protect areas with suburban character;
- The Linear park at Blackhorse Road could be extended to interlink with Waltham Forest to the east of the Borough;
- The proliferation of major 'Out of Town' retail areas such as Brent Cross have led to a decline in Metropolitan shopping centres such as Wood Green;
- There is a need to pursue a poly centric approach to town centre development in across the North London Boroughs; and
- Overall the north London Borough lack an identity, there may be scope to encourage suitable prestige projects to boost the image of the sub-region and attract inward investment.

4. SUSTAINABILITY OBJECTIVES

Potential Issues and Opportunities

4.1 A summary of the key Environmental and Sustainability issues and opportunities for Haringey include:

- 1 There are pockets of deprivation within the Borough which are amongst the worst in the UK as measured by crime and disorder, living environment, income and employment.
- 2 There are high levels of long-term economic inactivity in eastern wards and amongst certain ethnic groups.
- 3 The regeneration of Haringey Heartlands, Tottenham Hale and Central Leaside offers new business and employment opportunities.
- 4 Transport links should be improved to major employment opportunity areas outside of the borough, including Stratford, Brent Cross and Stansted Airport.
- 5 The transient nature of the population raises issues regarding service delivery and community cohesion.
- 6 There are opportunities to improve educational attainment in the Borough which in turn provide wider social benefits and benefits to the local economy.
- 7 Worklessness, isolation and low household incomes have adverse effects upon resident's health and wellbeing
- 8 Energy efficiency measures, including community heating schemes, Combined Heat and Power, energy action zones and affordable warmth initiatives should be encouraged.
- 9 There is an opportunity to link existing homes to a decentralised local energy network.
- 10 Biodiversity sites should function as multifunctional greenspace which are designed to a high standard of quality to accommodate nature, wildlife and historic and cultural assets.
- 11 There are opportunities to improve smaller open spaces and green areas in the borough and improve the green corridors and chains that link the larger open spaces.
- 12 All cultural heritage features should be conserved.
- 13 New developments should be encouraged to use Sustainable Urban Drainage Systems to manage runoff and further reduce flood risk.
- 14 A strategic waste processing facility, at Edmonton, is located close to Haringey
- 15 To improve community safety, sustainability and community cohesion there should be a focus on the quality of existing and new homes.

- 16 Stronger orbital public transport capacity is required to serve key development areas, town centres and residential areas.
- 17 Future housing growth will place pressure on other land uses, open spaces and local services and if not carefully integrated will effect the character of the borough.

Sustainability Appraisal Objectives

4.2 We have developed an appraisal framework comprising a series of relevant Sustainability Appraisal Objectives against which the SPD will be assessed. This is the key output of the scoping stage and the framework forms the methodological basis for assessing and improving the sustainability of the SPD. It is derived from those objectives and sub-objectives developed for the Core Strategy SA Scoping report (September 2007), but selecting only those relevant to the subject and area of this SPD.

4.3 The SA objectives identified are as follows:

SA Objectives		Sub-Objectives
Social:		
1	To provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents.	To reduce homelessness. To increase the availability of affordable housing. To improve the diversity of the housing stock.
2	To protect and enhance community spirit and cohesion.	To promote a sense of cultural identity and belonging. To support strong relationships between people from different backgrounds and communities.
3	To improve levels of educational attainment for all age groups and all sectors of society.	To increase levels of participation and attainment in education for all members of society
Economic:		
4	To encourage economic inclusion.	To improve accessibility to local and London-wide jobs.
Environmental:		
5	To protect and enhance the Borough's landscape, townscape and cultural heritage resources.	To promote townscape character and quality. To encourage sensitive design in development.
6	To encourage the use of previously developed land.	To promote the efficient and effective use of land whilst minimising environmental impacts.
7	To limit climate change by reducing CO2 emissions.	To increase energy efficiency and support affordable warmth initiatives To increase the use of renewable energy
8	To protect and enhance biodiversity.	To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan.
10	To ensure the sustainable use of natural resources.	To support the principals of sustainable design where practicable

Table 6..... Sustainability Appraisal Objectives

Internal Consistency of Objectives

- 4.4 The SEA objectives were tested for incompatibility when producing the Core Strategy SA. None of the incompatibilities identified are relevant to this SPD.

The Appraisal Matrix

- 4.5 The appraisal matrix has been developed to be used to assess the SPD in detail against each of the SA objectives, using the indicators and targets as benchmarks. Through adopting this approach, the following will be considered:
- **Impact:** Whether the effect of the effect is positive, negative or neutral when assessed against the objectives;
 - **Significance:** Whether the effect would be slightly or greatly significant;
 - **Timing:** Whether the effect will be short term (within 5 years) or long term (up to and beyond the end of the plan period);
 - **Spatial Scale:** Whether the effect will be realised in predominantly rural or urban areas. Any transboundary effects outside the study area would also be considered. This would be qualified in terms of area in the commentary where appropriate.
 - **Cumulative Effects:** Would there be cumulative effects realised upon specific receptors, e.g. would the option have a greater overall environmental disbenefit due to having many smaller impacts upon heritage, biodiversity, landscape, water quality etc.
- 4.6 The direction and severity of the effects are described in the SA matrix using the following notation:

Alignment	Symbol	Description
Major Positive Impact	++	The proposed policy contributes significantly to the achievement of the objective
Positive Impact	+	The proposed policy contributes to the achievement of the objective but not significantly
No Impact/ Neutral	0	There is no clear relationship between the proposed development and/or the achievement of the objective or the relationship is negligible
Negative Impact	-	The proposed policy detracts from the achievement of the objective but not significantly
Major Negative Impact	--	The proposed development detracts significantly from the achievement of the objective
Uncertain impact – more information required	?	The proposed policy either has both a positive and negative relationship to the objective or the relationship is dependant on the way in which the aspect is managed. Insufficient information may be available to enable an assessment to be made.

Table 1 Explanation of Matrix Notation

5. SUSTAINABILITY APPRAISAL FRAMEWORK

5.1 The Sustainability Appraisal Framework sets out how the policies in the SPD will be assessed in the Sustainability Appraisal. It sets out the sustainability issues and objectives as defined above, together with key questions and possible indicators suggested to measure the impact of the SPD in the longer term. An assessment of impact will be added to the framework in the report itself.

5.2 The appraisal will also assist in forming the final version of the SPD. Positive, negative, uncertain and neutral effects will be considered. When potential sustainability issues arise, these will be discussed in more detail. This approach is designed to be iterative; with the SPD being refined following public consultation and taking into account the findings of the Sustainability Appraisal.

Social Objectives

5.3

SA Objectives	Sub-Objectives	Key Questions (will the SPD . . . ?)	Possible Indicators	Implications for the SPD itself	Implications for the SPD SA
1 To provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents.	a To reduce homelessness.	Reduce homelessness? Reduce “hidden” homelessness? Reduce overcrowding in family homes?	Homelessness indicators. Overcrowding indicators	Results are likely to be illusive and slow to manifest.	
	b To increase the availability of affordable housing.	Reduce house prices? Increase Affordability of housing?	Relative house prices. Barriers to Housing indicators		
	c To improve the diversity of the housing stock.	Reduce imbalances of housing stock compared to demand (particularly lack of larger family units)?	Number of family size units (3 or more bedrooms) & larger family size units (5 + bedrooms) permitted.		

SA Objectives	Sub-Objectives	Key Questions (will the SPD . . . ?)	Possible Indicators	Implications for the SPD itself	Implications for the SPD SA
2	To protect and enhance community spirit and cohesion.	Make communities feel they can meet their accommodation needs? Reduce tendency for families moving away?	Anecdotal / surveyed reports of “community satisfaction”. Community Organisations & Leaders	Results are likely to be illusive and slow to manifest.	
	To support strong relationships between people from different backgrounds and communities.	Make all communities feel they have a stake and equal esteem in the area?	Reduced anecdotal / surveyed reports of resentment at “community privilege”	Results are likely to be illusive and slow to manifest.	
3	To improve levels of educational attainment for all age groups and all sectors of society.	Improve children’s home conditions (especially homework conditions)?	School anecdotal / surveyed responses (school exam results in homework intensive subjects / project work?)	Results are likely to be illusive and slow to manifest.	

Table 1..... Sustainability Appraisal Objectives

Economic Objectives

5.4

SA Objectives	Sub-Objectives	Key Questions (will the SPD . . . ?)	Possible Indicators	Implications for the SPD itself	Implications for the SPD SA
4	To encourage economic inclusion.	Improve access to housing for key workers? Improve ability for residents who want to, to create a home work place?	Barriers to Housing indicators. Survey / Council Tax / Planning statistics / Business Organisation reports?		
	To improve accessibility to local and London-wide jobs.				

Table 1..... Sustainability Appraisal Objectives

Environmental Objectives

5.5

SA Objectives	Sub-Objectives	Key Questions (will the SPD . . . ?)	Possible Indicators	Implications for the SPD itself	Implications for the SPD SA
5 To protect and enhance the Borough's landscape, townscape and cultural heritage resources.	a To promote townscape character and quality.	Improve the appearance of streets in the area / streetscape quality?	Anecdotal reports. Photographic surveys.		
	b To encourage sensitive design in development.	Bring forward better quality new designs?	Anecdotal reports. Photographic surveys. Design awards.		
6 To encourage the use of previously developed land.	a To promote the efficient and effective use of land whilst minimising environmental impacts.	Be a popular route for achieving house extensions? Reduce house extensions onto back (and side?) gardens?	Planning statistics.		
7 To limit climate change by reducing CO2 emissions.	a To increase energy efficiency and support affordable warmth initiatives	Increase compliance with Building Regulations / enhanced sustainability standards? Reduce proportional heating costs (as extended homes, despite having greater volumes, are better insulated / more efficiently heated)?	Planning & Building Regulation statistics. Anecdotal reports. Photographic surveys. Health service reports. Increased / Reduced demand for "WarmFront" and similar grant aid.		

SA Objectives	Sub-Objectives	Key Questions (will the SPD . . . ?)	Possible Indicators	Implications for the SPD itself	Implications for the SPD SA
	b To increase the use of renewable energy	Provide opportunities for residents to incorporate more on site renewable energy installations (mostly solar panels)?	Planning & Building Regulation statistics. Anecdotal reports. Photographic surveys. Increased demand for grant funding for renewable energy.		
8 To protect and enhance biodiversity.	a To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan.	Reduce loss of gardens (and consequent loss of habitats)?	Species count surveys. Planning & Building Regulation statistics. Anecdotal reports.	Results are likely to be illusive and slow to manifest.	
9 To ensure the sustainable use of natural resources.	a To support the principals of sustainable design where practicable	Increase compliance with Building Regulations / enhanced sustainability standards?	Planning & Building Regulation statistics. Anecdotal reports.	Results are likely to be illusive and slow to manifest.	

Table 1..... Sustainability Appraisal Objectives

6. SUSTAINABILITY APPRAISAL

6.1 The social, economic and environmental effects of the draft SPD were assessed against the SA Objectives using a matrix, in the table below. Summaries of the results of the appraisals are discussed in the table.

Social Objectives

6.2

SA Objectives	Sub-Objectives	Assessment	Implications for the SPD itself	Implications for the SPD SA
1 To provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents.	a To reduce homelessness.	+	Implementation of extensions in accordance with the SPD is likely to gradually reduce homelessness by increasing supply of larger family housing.	Potentially useful assessment.
	b To increase the availability of affordable housing.	+	Likely to gradually increase supply and therefore reduce relative costs.	Possibly, but popularity could lead to inability to meet demand; costs then rise rather than fall.
	c To improve the diversity of the housing stock.	++	Should gradually make a significant improvement as policy only increases supply of larger houses, which are in shortest supply	Potentially useful assessment.
2 To protect and enhance community spirit and cohesion.	a To promote a sense of cultural identity and belonging.	++	By meeting a need strongly identified with one particular community (Chasidic) but present amongst others, should help integrate that community.	Potentially useful assessment, but with care as possible danger that one community seen to benefit should not arise as noted left.
	b To support strong relationships between people from different backgrounds and communities.	++	As above. There is plentiful evidence from initial consultation of benefits to inclusively felt by members of the community already.	as above

SA Objectives	Sub-Objectives	Assessment	Implications for the SPD itself	Implications for the SPD SA
3	To improve levels of educational attainment for all age groups and all sectors of society. a To increase levels of participation and attainment in education for all members of society	+	Likely to gradually improve children's home conditions, but evidence likely to be illusive.	Possibly should not be included in SA as likely to be so illusive.

Table 1..... Sustainability Appraisal Objectives

Economic Objectives

6.3

SA Objectives	Sub-Objectives	Assessment	Implications for the SPD itself	Implications for the SPD SA
4	To encourage economic inclusion. a To improve accessibility to local and London-wide jobs.	0	Marginal increase in access to jobs due to increased availability of housing, but not significant as main beneficiaries not economically active.	Suggest should be removed and not assessed.

Table 1..... Sustainability Appraisal Objectives

Environmental Objectives

6.4

SA Objectives	Sub-Objectives	Assessment	Implications for the SPD itself	Implications for the SPD SA
5	To protect and enhance the Borough's landscape, townscape and cultural heritage resources. a To promote townscape character and quality. b To encourage sensitive design in development.	++ ++	By bringing some order and standards to designs for extensions that meet demand, should gradually but significantly improve quality of streetscape. Likely to improve design quality and provide opportunities for extensions designed more in keeping with the prevailing local character.	Potentially useful assessment. Potentially useful assessment.

SA Objectives	Sub-Objectives	Assessment	Implications for the SPD itself	Implications for the SPD SA
6	<p>a To promote the efficient and effective use of land whilst minimising environmental impacts.</p>	++	Should provide a viable way to extend houses to meet need with less pressure for loss of gardens for rear extensions.	Potentially useful assessment.
7	<p>a To increase energy efficiency and support affordable warmth initiatives</p> <p>b To increase the use of renewable energy</p>	++	Should encourage more extensions done “legitimately” with full Building Control approval, leading to enhanced energy efficiency.	Potentially useful assessment.
8	<p>a To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan.</p>	?	<p>Could provide additional opportunities for including renewable energy in extensions, but not possible to require and subject to uncertain and inconsistent grant funding. Needs encouragement.</p> <p>Could result in lessened loss of back garden habitats, but illusive and uncertain. Also difficult to monitor.</p>	<p>Difficult to observe and assess unless strong measures taken to also encourage adoption.</p> <p>Suggest should be removed and not assessed.</p>
9	<p>a To support the principals of sustainable design where practicable</p>	?	Could provide additional opportunities for including sustainable materials in extensions, but, except for requirement to match original construction materials, difficult to require and subject to uncertain and inconsistent grant funding. Needs encouragement.	Difficult to observe and assess unless strong measures taken to also encourage adoption.

Table 1..... Sustainability Appraisal Objectives

Discussion of Assessment

- 6.5 The appraisal has identified several strong beneficial effects of the policy, particularly in the social and environmental objectives. No objectives were identified as being negatively affected by the proposed SPD. However some objectives were assessed to have uncertain effects on objectives. The only objective in the Economic category was the only one identified as having no effect, negative or positive.
- 6.6 Some of those objectives identified as of uncertain or moderate positive benefit were identified as being potentially difficult to monitor. However others amongst those of uncertain benefit could still be monitored and therefore should, to assess in the years to come whether the effects manifest themselves either way.
- 6.7 The conclusion is that continued assessment is made of nine categories of Sub-Objective which are most relevant;
- To reduce homelessness.
 - To increase the availability of affordable housing.
 - To improve the diversity of the housing stock.
 - To promote a sense of cultural identity and belonging.
 - To support strong relationships between people from different backgrounds and communities.
 - To promote townscape character and quality.
 - To encourage sensitive design in development.
 - To promote the efficient and effective use of land whilst minimising environmental impacts.
 - To increase energy efficiency and support affordable warmth initiatives
- 6.8 It is further recommended that two categories of Sub-Objective could also be assessed provided they implementation of other initiatives to encourage the relevant measures was also present. It is not currently planned to carry out such initiatives in this area, but if it was in the future then these could be re-visited ;
- To increase the use of renewable energy
 - To support the principals of sustainable design where practicable.

7. DEFINED AREA

- 7.1 For the purposes of this guidance, South Tottenham is defined as the area bounded by Crowland Road to the north, Markfield Recreation Ground and the River Lee to the east, Craven Park Road to the south and Tottenham High Road to the west, excluding the Conservation Area (South Tottenham High Road Conservation Area – no. 27). See the attached map, figure 7.

Streets included in the area

- 7.2 List of Streets included in the Area to which this policy document applies:
- Crowland Road,
 - Ferndale Road,
 - Lealand Road,
 - Gladesmore Road,
 - Fairview Road,
 - Craven Park Road,
 - Olinda Road,
 - Castlewood Road,
 - Leadale Road,
 - Grovelands Road (excluding odd nos. 25 upwards),
 - Riverside Road
 - Lockmead Road,
 - Elm Park Avenue,
 - Wargrave Avenue,
 - Wellington Avenue,
 - Caxton Avenue,
 - Norfolk Avenue,
 - Rostrevor Avenue
 - Barry Avenue,
 - Clifton Gardens,
 - Craven Park Court,
 - and the short stretch of the east (even) side of Tottenham High Road between Lealand and Ferndale Roads.

Map of the area

- 7.3 Map of the area: see overleaf.



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8. IMPORTANT NOTES

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10. APPENDICES

Appendix 1 - Review of Plans, Policies & Programmes

A1. Summary of International Plans

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002			
Sustainable consumption and production patterns. Accelerate the shift towards sustainable consumption and production - 10-year framework of programmes of action; Reverse trend in loss of natural resources.	No targets or indicators, however actions include <ul style="list-style-type: none"> ▪ Greater resource efficiency; ▪ Support business innovation and take-up of best practice in technology and management; ▪ Waste reduction and producer responsibility; ▪ Sustainable consumer consumption and procurement. 	Local Development Documents need to include policies that encourage resource efficiency.	SA Framework should include objectives that cover the action areas.
Renewable energy and energy efficiency. Urgently and substantially increase the global share of renewable energy.	Create a level playing field for renewable energy and energy efficiency. <ul style="list-style-type: none"> ▪ New technology development; ▪ Push on energy efficiency; ▪ Low-carbon programmes. 	Local Development Documents need to recognise the importance of renewable energy and the need to reduce energy consumption and improve energy efficiency.	The SA framework should include objectives to cover the action areas.
Biodiversity. Significantly reduce the rate of loss by 2010.	Reduced impacts on biodiversity.	Local Development Documents need to include policies that encourage and contribute to the protection and enhancement of biodiversity.	The SA framework should include objectives, indicators and targets that address biodiversity.
European Spatial Development Perspective, CEC (1999)			
The European Spatial Development Perspective is based on the EU aim of achieving a balanced and sustainable development, in particular by strengthening economic and	Targets and measures for the most part deferred to member states.	Local Development Documents need to recognise the tensions	The provisions of National Strategies and the London Plan should

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
<p>social cohesion. In accordance with the definition laid down in the United Nations Brundtland Report, sustainable development covers not only environmentally sound economic development, which preserves present resources for use by future generations, but also includes a balanced spatial development. This means, in particular, reconciling the social and economic claims for spatial development with the area's ecological and cultural functions and, hence, contributing to a sustainable, and at larger scale, balanced territorial development. The EU will therefore gradually develop, in line with safeguarding regional diversity, from an Economic Union into an Environmental Union and into a Social Union.</p> <p>This is reflected in the three following fundamental goals of European policy:</p> <ul style="list-style-type: none"> ▪ Economic and social cohesion ▪ Conservation of natural resources and cultural heritage ▪ Balanced competitiveness of the European territory 		<p>between social, economic and environmental issues, and include objectives that encourage sustainable development.</p>	<p>already encompass the provisions of this development perspective; however care should be taken when preparing the SA to make sure it encompasses the philosophy of both national and international objectives.</p>
Directive to Promote Electricity from Renewable Energy (2001/77/EC)			
<p>The Directive to Promote Electricity from Renewable Energy Sources in the Internal Electricity Market aims to promote an increase in the contribution of renewable energy sources to electricity production in the internal market for electricity and to create a basis for a future Community Framework thereof. Member States are obliged to take steps to increase the consumption of electricity produced from renewable energy sources, by setting national indicative targets, in terms of a percentage of electricity consumption by 2010.</p>	<p>The global indicative target - 12% of gross national energy consumption by 2010 and 22.1% indicative share of electricity produced from renewable energy sources in total Community electricity consumption by 2010.</p> <p>UK target is for renewables to account for 10% of UK consumption by 2010.</p>	<p>Local Development Documents need to recognise the importance of renewable energy and the need to increase the consumption of electricity produced from renewable energy sources.</p>	<p>The SA framework should include objectives to cover the action areas and encourage energy efficiency.</p>
Kyoto Protocol to the UN Framework Convention on Climate Change (1992)			

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
<p>The Kyoto Protocol to the UN Framework Convention on Climate Change was adopted in New York in 1992. It set out to achieve stabilisation of greenhouse gas concentrations in the atmosphere at safe levels. The Kyoto protocol, adopted in 1997, reinforced the convention by addressing the problem of anthropogenic climate change by requiring developed countries to set legally binding emission reduction targets for greenhouse gases.</p>	<p>Industrial nations agreed to reduce their collective emissions of greenhouse gases by 5.2% from 1990 levels by the period 2008 to 2012. The UK target is to reduce emissions to 12.5% below 1990 levels by 2012. Countries can achieve their Kyoto targets by:</p> <ul style="list-style-type: none"> ▪ Reducing greenhouse gas emissions in their own country; ▪ Implementing projects to reduce emissions in other countries; and ▪ Trading in carbon. Countries that have achieved their Kyoto targets will be able to sell their excess carbon allowances to countries finding it more difficult or too expensive to meet their targets. 	<p>Local Development Documents need to include policies that encompass the broad goals of the Kyoto Protocol, e.g. recognising that local action needs to be taken with regards to climate change issues.</p>	<p>The SA should be aware that documents prepared will need to conform with the broad goals and aims, and should therefore include appropriate objectives, indicators and targets in the SA framework.</p>
<p>EU Sixth Environmental Action Plan, 2001</p>			
<p>The Programme aims at:</p> <ul style="list-style-type: none"> ▪ Emphasising climate change as an outstanding challenge of the next 10 years and beyond and contributing to the long term objective of stabilising greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system. Thus a long term objective of a maximum global temperature increase of 2° Celsius over pre-industrial levels and a CO2 concentration below 550ppm shall guide the Programme. In the longer term this is likely to require a global reduction in emissions of greenhouse gases by 70 % as compared to 1990 as identified by the Intergovernmental Panel on Climate Change (IPCC); ▪ Protecting, conserving, restoring and developing the functioning of natural systems, natural habitats, wild flora and fauna with the aim of halting desertification and the loss of biodiversity, including diversity of genetic resources, both in the European Union and on a global scale; ▪ Contributing to a high level of quality of life and social well being for citizens by providing an environment where the level of pollution does not give rise to harmful effects <p>page 68 of 82</p>	<p>Objectives and priority areas for action on tackling climate change. The aims set out in the document are to be pursued by the following objectives:</p> <ul style="list-style-type: none"> ▪ Ratification and entering into force of the Kyoto Protocol to the United Nations framework Convention on climate change by 2002 and fulfilment of its commitment of an 8 % reduction in emissions by 2008-12 compared to 1990 levels for the European Community as a whole, in accordance with the commitment of each Member State set out in the Council Conclusions of 16 and 17 June 1998 ▪ Realisation by 2005 of demonstrable progress in achieving the commitments under the Kyoto Protocol ▪ Placing the Community in a credible position to advocate an international agreement on more stringent reduction targets for the second commitment period provided for by the Kyoto Protocol. This agreement should aim at cutting emissions significantly, taking full account, inter alia, of the findings of the IPCC 3rd Assessment Report, and take into account the necessity to move towards 	<p>Local Development Documents need to include policies that encompass the broad goals of the EU Plan e.g. recognising that local action needs to be taken with regards to climate change issues, protecting and enhancing biodiversity and encouraging waste reduction and recycling.</p>	<p>The SA should be mindful that documents prepared will need to conform to EU goals and aims, and should therefore include appropriate objectives, indicators and targets in the SA framework.</p>

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
<p>on human health and the environment and by encouraging a sustainable urban development;</p> <ul style="list-style-type: none"> Better resource efficiency and resource and waste management to bring about more sustainable production and consumption patterns, thereby decoupling the use of resources and the generation of waste from the rate of economic growth and aiming to ensure that the consumption of renewable and non-renewable resources does not exceed the carrying capacity of the environment. 	<p>a global equitable distribution of greenhouse gas emissions.</p>		
<p>Aarhus Convention (on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters), June 1998</p>			
<p>In order to contribute to the protection of the right of every person of present and future generations to live in an environment adequate to his or her health and well-being, each Party subject to the convention shall guarantee the rights of access to information, public participation in decision-making, and access to justice in environmental matters in accordance with the provisions of this Convention.</p>	<p>As this is a high level EU policy document, responsibility for implementation has been deferred to the member states:</p> <p>Each Party shall take the necessary legislative, regulatory and other measures, including measures to achieve compatibility between the provisions implementing the information, public participation and access-to-justice provisions in this Convention, as well as proper enforcement measures, to establish and maintain a clear, transparent and consistent framework to implement the provisions of this Convention.</p>	<p>The development of the Local Development Documents needs to be a transparent process, and the Statement of Community Involvement needs to identify how stakeholder involvement will be achieved.</p>	<p>The SA should be mindful that while the Local Development Documents will be prepared mostly under the provisions of national legislation and strategies, it still needs to comply with the principles of this Convention. Authorities should ensure that enough time is provided for consultation on the SA documents.</p>
<p>Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)</p>			
<p>The Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) was adopted in Bern, Switzerland in 1979, and came into force in 1982.</p> <p>The principle objectives are to conserve wild flora and fauna and their natural habitats, especially those species and habitats whose conservation requires the co-operation of several States, and to promote such co-operation. Particular emphasis is given to endangered and vulnerable species, including endangered and vulnerable migratory species.</p>	<p>Each Contracting Party are obliged to:</p> <ul style="list-style-type: none"> promote national policies for the conservation of wild flora, wild fauna and natural habitats, with particular attention to endangered and vulnerable species, especially endemic ones, and endangered habitats, in accordance with the provisions of this Convention; undertakes, in its planning and development policies and in its measures against pollution, to have regard to the conservation of wild flora and fauna; and 	<p>Local Development Documents must take into account the habitats and species that have been identified under the Convention, and should include provision for the preservation, protection and improvement of the quality</p>	<p>The SA must incorporate the conservation provisions of the Convention.</p>

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
<p>In order to achieve this the Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1000 wild animal species.</p>	<p>promote education and disseminate general information on the need to conserve species of wild flora and fauna and their habitats.</p>	<p>of the environment as appropriate.</p>	
Directive on the Conservation of Wild Birds (79/409/EEC)			
<p>Relates to the conservation of all species of naturally occurring birds in the wild state in the European territory of the Member States to which the Treaty applies, including the designation of certain habitats as Special Protection Areas. It covers the protection, management and control of these species and lays down rules for their exploitation, and also the prevention of pollution / deterioration of habitats or any disturbances affecting the birds.</p>	<p>The preservation, maintenance and re-establishment of biotopes and habitats shall include primarily the following measures:</p> <ul style="list-style-type: none"> ▪ creation of protected areas; ▪ upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones; ▪ re-establishment of destroyed biotopes; ▪ creation of biotopes. 	<p>Local Development Documents must include policies that seek to protect and enhance biodiversity, particularly designated sites.</p>	<p>The SA needs to include objectives, indicators and targets that cover biodiversity.</p>
Bonn Convention on the Conservation of Migratory Species (1979)			
<p>The Convention on the Conservation of Migratory Species of Wild Animals (also known as the Bonn Convention or CMS) was adopted in Bonn, Germany in 1979, and is an intergovernmental treaty under United Nations Environment Programme. The aim is for contracting parties to work together to conserve terrestrial, marine and avian migratory species and their habitats (on a global scale) by providing strict protection for endangered migratory species.</p>	<p>Overarching objectives set for the Parties are:</p> <ol style="list-style-type: none"> a) should promote, co-operate in and support research relating to migratory species; b) shall endeavour to provide immediate protection for migratory species included in Appendix I; and c) shall endeavour to conclude Agreements covering the conservation and management of migratory species included in Appendix II. 	<p>Local Development Documents account for the habitats and species identified under this directive, and include provision for their protection, preservation and improvement.</p>	<p>The SA must incorporate the conservation provisions of the Convention.</p>

Table 10..... Summary of International Plans, Policies and Programmes

A2. Summary of National Plans

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
Sustainable Communities, Settled Homes, Changing Lives – A Strategy for Tackling Homelessness (ODPM), June 2005			
<p>The strategy aims to halve the number of households living in insecure temporary accommodation by 2010. This will be</p>	<p>Key target is: Halve the number of households living in temporary</p>	<p>Local Development Documents need to recognise the causes of</p>	<p>The SA framework will include objectives that address housing issues</p>

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
<p>achieved by:</p> <ul style="list-style-type: none"> ▪ Preventing homelessness ▪ Providing support for vulnerable people ▪ Tackling the wider causes and symptoms of homelessness ▪ Helping more people move away from rough sleeping; ▪ Providing more settled homes. <p>For each of the above points a series of actions are identified.</p>	<p>accommodation by 2010.</p>	<p>homelessness and seek to implement policies that will reduce the number of people sleeping rough.</p>	<p>including homelessness.</p>
UK Sustainable Development Strategy (March 2005)			
<p>As a result of the 2004 consultation to develop new UK sustainable development strategy the following issues have been highlighted as the main priority areas for immediate action. Sustainable consumption and production - working towards achieving more with less. Natural resource protection and environmental enhancement - protecting the natural resources on which we depend. From local to global: building sustainable communities creating places where people want to live and work, now and in the future. Climate change and energy - confronting the greatest threat. In addition to these four priorities changing behaviour also forms a large part of the Governments thinking on sustainable development.</p>	<p>Because the UK sustainable development strategy aims to direct and shape policies, it is difficult to list the objectives of the strategy within the confines of the table. The following principals will be used to achieve the sustainable development purpose, and have been agreed by the UK Government, Scottish Executive, Welsh Assembly Government, and the Northern Ireland Administration:</p> <ul style="list-style-type: none"> ▪ Living within environmental limits ▪ Ensuring a strong, healthy, and just society ▪ Achieving a sustainable economy ▪ Promoting good governance ▪ Using sound science responsibly <p>There are also 68 high level UK government strategy indicators, which will be used to measure the success with which the above objectives are being met.</p>	<p>Local Development Documents need to take on board the key objectives of the strategy and contribute to the development of more sustainable communities by creating places where people want to live and work.</p>	<p>The SA framework needs to include objectives, indicators and targets that complement those of this strategy.</p>
Sustainable Communities: Building for the Future, February 2003			
<p>The plan allies measures to tackle the housing provision mismatch between the South-East and parts of the North and the Midlands, with more imaginative design and the</p>	<p>This action programme marks a step change in our policies for delivering sustainable communities for all. The main elements are:</p>	<p>Encourage restoration and management of brownfield land. Have due regard for landscape character and</p>	<p>SA to acknowledge local action to meet local needs.</p>

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
<p>sustainment of an agreeable and convenient environment. It is part of the Government's wider drive to raise the quality of life in our communities through increasing prosperity, reducing inequalities, more employment, better public services, better health and education, tackling crime and anti-social behaviour, and much more. It reflects our key principles for public service reform: raising standards, devolving and delegating decision-making, providing greater flexibility over use of resources and choice for customers.</p>	<ul style="list-style-type: none"> ▪ Sustainable communities ▪ Step change in housing supply ▪ New growth areas ▪ Decent homes ▪ Countryside and local environment 	<p>designations, and encourage green space networks as basis for development.</p>	<p>Recognition that housing should be provided for all groups in society. Environmental improvements can improve quality of life</p> <p>Affordable housing should be provided in all parts of the borough where there is need.</p> <p>Review SA framework against these objectives.</p>
<p>Working with the Grain of Nature: a Biodiversity Strategy for England, October 2002</p>			
<p>The Strategy seeks to ensure biodiversity considerations become embedded in all main sectors of public policy and sets out a programme for the next five years to make the changes necessary to conserve, enhance and work with the grain of nature and ecosystems rather than against them.</p> <p>The Strategy sets out a series of actions that will be taken by the Government and its partners to make biodiversity a fundamental consideration in:</p> <p>Agriculture: encouraging the management of farming and agricultural land so as to conserve and enhance biodiversity as part of the Government's Sustainable Food and Farming Strategy.</p> <p>Water: aiming for a whole catchment approach to the wise, sustainable use of water and wetlands.</p> <p>Woodland: managing and extending woodland so as to promote enhanced biodiversity and quality of life.</p> <p>Marine and coastal management: so as to achieve the sustainable use and management of our coasts and seas using natural processes and the ecosystem-based approach.</p> <p>Urban areas: where biodiversity needs to become a part of</p>	<p>A key DEFRA objective is: to protect and improve the rural, urban, marine and global environment and lead on the integration of these with other policies across Government and internationally.</p> <p>The Government is already committed, in its Quality of Life Counts indicators, to using key indicators to measure progress with sustainable development in the UK. The relevant ones that are particularly important for biodiversity are:</p> <ul style="list-style-type: none"> ▪ The populations of wild birds ▪ Progress with Biodiversity Action Plans 	<p>Local Development Documents should support the vision emphasising biodiversity.</p>	<p>Include sustainability objectives, indicators and targets that address biodiversity.</p>

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
<p>the development of policy on sustainable communities and urban green space and the built environment.</p>			
Energy White Paper: Meeting the Energy Challenge, May 2007			
<p>Four Goals:</p> <ul style="list-style-type: none"> ▪ to put ourselves on a path to cut the UK's carbon dioxide emissions - the main contributor to global warming - by some 60% by about 2050, with real progress by 2020 ▪ to maintain the reliability of energy supplies; ▪ to promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and ▪ to ensure that every home is adequately and affordably heated. 	<p>Reduction in carbon dioxide emissions of some 60% from current levels by about 2050 with real progress by 2020.</p>	<p>Local Development Documents should ensure that policies are in place to encourage the reduction in carbon dioxide emissions whilst promoting sustainable economic growth.</p>	<p>SA Framework should include for the reduction in greenhouse gas emissions.</p>
The Egan Review – Skills for Sustainable Communities, April 2004			
<p>Sustainable communities are defined as: “Sustainable communities meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity.”</p> <p>The key components of sustainable communities are:</p> <ul style="list-style-type: none"> ▪ Governance – effective and inclusive participation, representation and leadership. ▪ Transport and connectivity – Good transport services and communications linking people to jobs, schools, health and other services. ▪ Services – a full range of appropriate, accessible public, private community and voluntary services. ▪ Environmental – providing places for people to live in an environmentally friendly way. 	<p>A series of indicators are defined for each of the key components to monitor progress. These include:</p> <ul style="list-style-type: none"> ▪ % of population who live in wards that rank within the most deprived 10% and 25% of wards in the country. ▪ % of residents surveyed and satisfied with their neighbourhoods as a place to live. ▪ % of respondents surveyed who feel they ‘belong’ to the neighbourhood (or community). ▪ % of adults surveyed who feel they can influence decisions affecting their local area. ▪ Household energy use (gas and electricity) per household. ▪ No. of unfit homes per 1,000 dwellings. ▪ Average life expectancy. 	<p>Local Development Documents should include policies that support the principles of the Egan Review and seek to develop sustainable communities.</p>	<p>There are a number of objectives and indicators in the document that should be integrated into the SA framework.</p>

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
<ul style="list-style-type: none"> ▪ Economy – A flourishing and diverse local economy. ▪ Housing and the Built Environment – a quality built and natural environment <p>Social and cultural – vibrant, harmonious and inclusive communities.</p>	<p>Relevant National Planning Policy Statements (PPS)⁵⁹, Planning Policy Guidance Notes (PPG)⁶⁰</p> <p>Planning Policy Statement 1: Delivering Sustainable Development</p> <p>PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. This PPS replaces Planning Policy Guidance Note 1, General Policies and Principles, published in February 1997</p> <p>The Government set out four aims for sustainable development in its 1999 strategy. These are:</p> <ul style="list-style-type: none"> ▪ social progress which recognises the needs of everyone; ▪ effective protection of the environment; ▪ the prudent use of natural resources; and, ▪ the maintenance of high and stable levels of economic growth and employment. ▪ These aims should be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment, and a just society that promotes social inclusion, sustainable communities and personal well being, in ways that protect and enhance the physical environment and optimise resource and energy use. 	<p>Local Development Documents should encompass the broad goals and aims of the PPS, and should also keep the key principles in mind.</p>	<p>By undertaking the SA of the SPD, sustainability issues will be considered throughout the process and should ensure that the recommendations in PPS1 are followed whilst Local Development Documents evolve.</p>
PPS3 Housing			
<p>Plan to meet the housing requirements of the whole community including those in need of affordable and special</p>		<p>Compare plan target for delivery of housing on</p>	<p>The SA framework needs to include objectives,</p>

⁵⁹ Planning Policy Statements (PPS) set out the Government's national policies on different aspects of land use planning in England.

⁶⁰ Planning Policy Guidance notes (PPGs) set out the Government's policies on different aspects of planning. Local planning authorities must take their content into account in preparing their development plans. The guidance may also be material to decisions on individual planning applications and appeals – Apply to England.

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Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
<p>needs housing. Provide greater choice and a better mix in the size, type and location of housing.</p>		<p>previously developed land with national target.</p>	<p>targets and indicators that address housing.</p>
PPS 5 Planning for the Historic Environment			
<p>The protection of the historic environment, whether individual listed buildings, conservation areas parks and gardens or the wider historic landscape.</p>	<p>Monitoring listed buildings and unlisted buildings which make a positive contribution to conservation areas by means of a regular updated simple survey is a valuable element in this approach.</p>	<p>Local Development Documents need to include policies that promote the preservation and enhancement of the historic environment.</p>	<p>The SA objectives, indicators and targets need to ensure that all relevant issues pertaining to the historic environment are addressed.</p>
PPS 22 Renewable Energy			
<p>PPS22 replaces Planning Policy Guidance note (PPG)22. It sets out the Government's planning policies for renewable energy, which planning authorities should have regard to when preparing local development documents and when taking planning decisions Objectives include:</p> <ul style="list-style-type: none"> ▪ social progress which recognises the needs of everyone - by contributing to the nation's energy needs, ensuring all homes are adequately and affordably heated; and providing new sources of energy in remote areas; ▪ effective protection of the environment - by reductions in emissions of greenhouse gases and thereby reducing the potential for the environment to be affected by climate change; ▪ prudent use of natural resources - by reducing the nation's reliance on ever diminishing supplies of fossil fuels; and, ▪ maintenance of high and stable levels of economic growth and employment - through the creation of jobs directly related to renewable energy developments, but also in the development of new technologies. 	<p>The Government's energy policy, including its policy on renewable energy, is set out in the Energy White Paper. This aims to put the UK on a path to cut its carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies. The development of renewable energy, alongside improvements in energy efficiency and the development of combined heat and power, will make a vital contribution to these aims. The Government has already set a target to generate 10% of UK electricity from renewable energy sources by 2010. The White Paper set out the Government's aspiration to double that figure to 20% by 2020, and suggests that still more renewable energy will be needed beyond that date.</p>	<p>The policies set out in this statement need to be taken into consideration in the preparation of Local Development Documents. National policies set out in other planning policy statements or PPGs may also be relevant to consideration of planning for renewable energy.</p>	<p>Review objectives and criteria to include energy conservation through encouraging renewable energy generated by new development and improving energy efficiency.</p>

Table 11 Summary of National Plans, Policies and Programmes
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A3. Summary of Regional and Sub-Regional Plans

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
The London Plan – Spatial Development Strategy (2008)			
<p>In working with strategic partners, setting priorities for the GLA group, and in exercising his planning functions, the Mayor will seek to implement the following objectives.</p> <p>Objective 1: To accommodate London's growth within its boundaries without encroaching on open spaces</p> <p>Objective 2: To make London a better city for people to live in</p> <p>Objective 3: To make London a more prosperous city with strong and diverse economic growth</p> <p>Objective 4: To promote social inclusion and tackle deprivation and discrimination</p> <p>Objective 5: To improve London's accessibility</p> <p>Objective 6: To make London a more attractive, well designed and green city</p>	<p>indicators to measure the implementation / success in relation to each of the six objectives.</p> <p>The Mayor will seek the maximum provision of additional housing in London towards achieving an output of 30,000 additional homes per year from all sources.</p> <p>Seek to exceed the this target and to address the suitability of housing development in terms of location, type of development and impact on the locality.</p> <p>Identify new sources of supply having regard to:</p> <ul style="list-style-type: none"> - intensification of housing provision through development at higher densities particularly where there is good access to public transport. - Monitor housing approvals and completions. <p>The capacity of housing sites should be determined in accordance with the urban design and density policies of this plan as well as affordable housing.</p> <p>Borough should consult fully and ensure that the assessment includes the full range of different communities within the borough, such as black and minority ethnic communities, disabled people and older people and households with specialist or different requirements, and that such communities are consulted on how policy is derived from the needs assessment.</p>	<p>Haringey must strive to provide an annual target of 670 dwellings.</p> <p>Haringey should consult fully and ensure that Local Development Documents include different communities within the borough, disabled people; women; black and minority ethnic communities including gypsies or travellers; lesbian, gay, bisexual and transgender communities; younger/older people and religious or faith groups.</p> <p>Local Development Documents should include targets for dwellings for Key workers.</p>	<p>Objectives of the London plan will inform the creation of the SA objectives.</p> <p>Equality impact assessment will be included within SA</p>
Mayors Housing Strategy (2007)			
<p>The Mayors Housing Strategy sets out seven key areas that the Mayor believes should be the focus of debate over the coming months. These are:</p> <ul style="list-style-type: none"> ▪ Putting people first – linking the Housing Strategy closely to and helping deliver the wider policy aims 	<p>Mayors Housing Strategy to contain a 5 year vision for London's housing stock.</p>		<p>SA Framework should be compatible with the seven key areas outlined</p>

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
<p>set out in the Mayor's other strategies.</p> <ul style="list-style-type: none"> ▪ Building more homes - increasing housing supply and achieving the new targets set out in the revised London Plan. ▪ Building the right homes in the right places - making the best use of investment and utilising London's housing capacity to deliver the mix of homes London needs. ▪ Designing places where people want to live - promoting good urban design and aligning housing and other investment in order to create an inclusive and better connected city. ▪ Reviewing intermediate housing - meeting the needs of Londoners on low to middle incomes by assessing the value of investment in intermediate housing. ▪ Promoting choice and mobility - ensuring all Londoners can access housing opportunities by offering more choices across London. ▪ Tackling climate change - reducing carbon emissions from London's homes, ensuring that they are resource efficient and adapted to the inevitable changes in our climate. 			
Green Light to Clean Power – The Mayors Energy Strategy (2004)			
<p>The Strategy's specific objectives are:</p> <ul style="list-style-type: none"> ● to reduce London's contribution to climate change by minimising emissions of carbon dioxide from all sectors (commercial, domestic, industrial and transport) through energy efficiency, combined heat and power, renewable energy and hydrogen ● to help to eradicate fuel poverty, by giving Londoners, particularly the most vulnerable groups, access to affordable warmth ● to contribute to London's economy by increasing job opportunities and innovation in delivering sustainable energy; 	<p>London should reduce its emissions of carbon dioxide by 20 per cent, relative to the 1990 level, by 2010, as the crucial first step on a long-term path to a 60 per cent reduction from the 2000 level by 2050.</p> <p>There should be at least one zero-carbon development in every borough in London by 2010.</p> <p>There should be no occupied dwelling in London with a Standard Assessment Procedure (SAP) rating less than 30 by 2010, and less than 40 by 2016.</p> <p>London should generate at least 665GWh of electricity and 280GWh of heat, from up to 40,000 renewable energy schemes by 2010. This would generate enough</p>	<p>The Mayor will seek to have these targets included in future revisions of London's Housing Strategy and requests boroughs to do the same in their housing strategies.</p>	<p>The SA framework will, where possible, seek to incorporate the targets set by the Energy Strategy.</p>

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to SPD and SA	Implications for SPD	Implications for SA
<p>and improving London's housing and other building stock.</p>	<p>power for the equivalent of more than 100,000 homes and heat for more than 10,000 homes.</p> <p>London should maximise its contribution to meeting the national target for combined heat and power by at least doubling its 2000 combined heat and power capacity by 2010.</p>		
Sustainable Design and Construction: The London Plan Supplementary Planning Guidance (2006)			
<p>The Mayor will, and boroughs should, ensure future developments meet the highest standards of sustainable design and construction and reflect this principle in Development Plan policies.</p> <p>These will include measures to:</p> <ul style="list-style-type: none"> ▪ Re-use land and buildings ▪ Conserve energy, materials, water and other resources ▪ Ensure designs make the most of natural systems both within, in and around the building ▪ Reduce the impacts of noise, pollution, flooding and micro-climatic effects ▪ Ensure developments are comfortable and secure for users ▪ Conserve and enhance the natural environment, particularly in relation to biodiversity ▪ Promote sustainable waste behaviour in new and existing developments, including support for local integrated recycling schemes, CHP schemes and other treatment options (subject to Policy 4A.1 and 4A.2). 	<p>100% of development on previously used land, unless exceptional.</p> <p>One low/zero carbon development, per borough by 2010.</p> <p>Carbon emission for new development to be reduced by 10% by the use if renewable energy sources.</p>	<p>Need to promote policy to attract/support sustainable buildings.</p>	

Table 12..... Summary of Regional Plans, Policies and Programmes

A4. Summary of Local Plans

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to Plan and SA	Implications for SPD	Implications for SA
Haringey's Biodiversity Action Plan (2004)			

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to Plan and SA	Implications for SPD	Implications for SA
<p>To protect and enhance nine key areas of biodiversity:</p> <ul style="list-style-type: none"> ▪ Parks and Recreation Grounds ▪ Open land on council housing estates ▪ Tottenham Marsh ▪ Alexandra Park ▪ School grounds and sports areas ▪ St Ann's Hospital grounds ▪ Network Rail land ▪ Tottenham Hale station & GLS site ▪ Allotments 	<p>Key indicators can be summarised as:</p> <ul style="list-style-type: none"> ▪ Numbers of key species, where appropriate. The British Trust for Ornithology publishes annual surveys of breeding birds. ▪ Area of borough covered by biodiversity management plans. ▪ Percentage of open space in Haringey. 	<p>Local Development Documents must seek to protect and enhance those areas outlined in the BAP.</p>	<p>The SA will investigate biodiversity further as part of the baseline study.</p>
Haringey's Community Strategy (2007-2016)			
<p>In July 2007, the Council and its partners approved a Community Strategy for Haringey, which aims to make the borough a better place by working together to improve local services.</p> <p>It sets out a shared vision to make Haringey "A place for diverse communities that people are proud to belong to"</p> <p>It identifies six priorities:</p> <ul style="list-style-type: none"> • people at the heart of change • environmentally sustainable future • economic vitality and prosperity shared by all • safer for all • healthier people with a better quality of life • people and customer focused. 	<p>No targets</p>	<p>Meet the Decent Homes Standard by 2010.</p> <p>Assist homeless people and rough sleepers</p> <p>Increase permanent, affordable housing supply.</p> <p>Promote private sector housing improvement in neighbourhood renewal areas</p>	
Housing Strategy Statement (2006-2008)			
<p>The Housing Strategy sets out the key issues Haringey faces in meeting housing need and in helping to make Haringey a better place to live and work in.</p>	<p>Targets expired in 2006</p>	<ul style="list-style-type: none"> ▪ To maximise affordable permanent supply ▪ To procure sufficient, 	<ul style="list-style-type: none"> ▪ To provide quality services across all tenures and promote community

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to Plan and SA	Implications for SPD	Implications for SA
<p>The strategy sets four key objectives:</p> <ul style="list-style-type: none"> ▪ To maximise affordable permanent supply ▪ To procure sufficient, good quality emergency and temporary accommodation ▪ To achieve good quality homes for all, regardless of tenure ▪ To provide quality services across all tenures and promote community participation, health and well being 		<p>good quality emergency and temporary accommodation</p> <ul style="list-style-type: none"> ▪ To achieve good quality homes for all, regardless of tenure 	<p>participation, health and well being</p>
Draft Greenest Borough Strategy 2007			
<p>A Draft Greenest borough Strategy was approved for consultation in October 2007. It identifies six priorities for action over the next ten years.</p> <ol style="list-style-type: none"> 1. Improving the urban environment 2. Protecting the natural environment 3. Managing environmental resources efficiently 4. Leading by example – managing the Council sustainably 5. Sustainable design and construction 6. Promoting sustainable travel 	<ul style="list-style-type: none"> ▪ Setting up eco-grants to support projects reducing carbon emissions ▪ Developing at least one zero carbon development in Haringey by 2013 	<p>This document sets the carbon reduction targets for the council and the borough. This commitment sets the context for potential low carbon development(s) within Haringey. These developments will require suitable land allocation.</p>	<p>Provides a list of indicators suited to the measurement of SEA/plan progress</p>
Sustainable Communities Plan (2004)			
<ul style="list-style-type: none"> ▪ Tackling the housing shortage, including measures to accelerate the provision of housing, particularly affordable and key worker dwellings and addressing homelessness; ▪ Seeking to ensure that all properties comply with decent homes standards; and improve the local environment of communities in order to deliver the liveability agenda. ▪ The plan also provides region-specific requirements for a sustainable community. In London, the plan aims to create communities that: are prosperous; 	<p>By 2010, all social housing will have been made decent and a further 130,000 vulnerable households in the private sector will have had their homes made decent;</p> <p>Delivery of a step change in the supply of new housing in London and the South East by 2016. London and the growth areas have the potential to accommodate an additional 200,000 homes above levels currently planned in regional planning guidance.</p>		<p>Emphasis on social inclusion, decent homes, high quality services, high quality environments and liveability.</p>

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to Plan and SA	Implications for SPD	Implications for SA
<ul style="list-style-type: none"> ▪ Have decent homes for sale or rent at a price people can afford; ▪ Safeguard green and open space; ▪ Enjoy well-designed, accessible and pleasant living; 			
Unitary Development Plan (2006)			
<p>The UDP contains five priority areas</p> <ol style="list-style-type: none"> 1 To improve services by promoting multiple uses for town centres 2 Narrow the gap between east and west focusing on housing, protecting open space and controlled development 3 Create safer communities by encouraging mixed use developments and designing out crime 4 Improve the environment both natural and urban 5 Raise achievement through education 			
SPG 3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight (Draft 2006)			
<p>The Council expects new developments not to result in the degree of privacy enjoyed by adjoining properties to be reduced and that new problems of overlooking are not to be created.</p>	<ul style="list-style-type: none"> ▪ All rear facing habitable rooms directly opposite one another should be a minimum of 20 metres apart (66ft) for two storey developments. This minimum requirement will be the distance measured between the two closest points of each building including any balconies. ▪ Additional 10 metres (33 ft) is required for each additional storey. ▪ Where appropriate mechanisms should be implemented to prevent any possible problems, including the use of obscured glazing, suitable boundary treatment and landscaping ▪ The Council expects new development to allow for adequate sunlight and daylight to reach adjoining properties in line with the Building Research Establishment (BRE) Standards 	<p>It will be expected that all new development will comply with the provisions of the BRE standards both for the new buildings themselves and for any existing buildings upon which the development might have an impact.</p>	<p>SA objectives should include additional provisions for new development</p>

Key Objectives Relevant to SPD and SA	Key Indicators Relevant to Plan and SA	Implications for SPD	Implications for SA
<p>Any development must protect the existing biodiversity in Haringey and, where possible, seek to enhance and diversify this biodiversity.</p>	<p>Key indicators according to the SPG are</p> <ul style="list-style-type: none"> ▪ Biodiversity ▪ Tree Protection ▪ Landscaping ▪ Green Roofs 	<p>Protected areas and greenspace puts additional pressure to develop high rise or increase the density of development which is likely to convene SPG3b – Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight</p>	<p>The SA should promote roof gardens further to encourage greater green space and reduce London’s ‘Urban Heat Island effect’ by covering areas of hard standing concrete and bitumen with less convective and /or conductive surfaces</p>
SPG 8d Biodiversity, Landscaping and Trees (Draft 2006)			
SPG 9 Sustainability Statement guidance notes & Sustainability Checklist (Draft 2006)			
<p>The Council requires a sustainability statement to accompany all planning applications and listed building consent applications. The four key objectives are</p> <ol style="list-style-type: none"> 1 Social progress which recognises the needs of everyone 2 Effective protection of the environment 3 Prudent use of natural resources 4 Maintenance of high and stable levels of economic growth and employment. 	<p>The key relevant targets are separated into two categories small scale developments and major schemes:</p> <p>Part A: All Planning developments</p> <ul style="list-style-type: none"> ▪ Waste Storage & Recycling Facilities ▪ Solar Design & Renewable Energy ▪ Efficient Use of Land and Buildings ▪ Sustainable Materials ▪ Biodiversity & Ecological Heritage ▪ Urban Design Quality ▪ Designing out Crime and Designing for Privacy 		

Table 13..... Summary of Local Plans, Policies and Programmes

Appendix 4:

HARINGEY COUNCIL**EQUALITY IMPACT ASSESSMENT FORM**

Service:..... Planning & Regeneration

Directorate: Urban Environment

Title of Proposal: South Tottenham House Extensions -
Supplementary Planning Document

Lead Officer (author of the proposal): Richard Truscott

Names of other Officers involved: Marc Dorfman
Ismail Mohammed
Paul Smith
Mortimer MacSweeney**Step 1 - Identify the aims of the policy, service or function**

State what effects the proposal is intended to achieve and who will benefit from it.

Haringey Council wants to recognise the need to relieve over crowding, and to provide for additional habitable accommodation for large families in part of South Tottenham. The housing stock and urban form of this area is characterised by relatively small two story houses, originally with two or three bedrooms, in short or long terraces, typically with shallow pitched roofs, lining a network of roads laid out to a grid pattern, with back to back rear gardens. These would provide good homes for small families, but it is apparent that there is a greater need for larger family houses; revealed by housing need surveys and representations from community groups, particularly the established Charedi Jewish Community in South Tottenham. Many, possibly most of the occupants are owner occupiers and are keen to carry out piecemeal improvements to their own homes to address these shortcomings, but planning policy restricts what they can do. Also the area's relatively central location means land values are greater than the existing building stock; recent developments nearby are all of higher density.

The Council's former UDP(1998) included a policy, DES 5.7, on Dormer Windows, Roof Extensions and Loft Conversions, which gave special consideration to the circumstances of the Charedi Jewish Community, which has a particular need for accommodation for large families. This policy was not carried forward into the 2006 UDP, at which time the Council applied a policy approach which considered extension proposals in South Tottenham exactly the same basis as extension proposals elsewhere in Haringey, consistent with Policy UD3 and SPG1a. The Council drafted informal planning guidance in 2007, setting out where extensions may be acceptable; this did not undergo a consultation procedure and was not adopted, but has been used for development control

purposes and many roof extensions in the area have been permitted on this basis. The council now does not find this guidance good or acceptable.

There is a pressing case for new adopted Planning Guidance to regularise roof extensions in the area, and ensure both adequate growing space and good design. The Design Guidance sets out design principles for house extension that will respect the character of the residential neighbourhood in the South Tottenham area of the Borough where there is urgent need to address issues of house extension. Three model types of extension are considered good and well designed models for future roof extensions in the area, allowing a transition from two storey to three storey streets, with consistent scale and character, to a good standard of design, accommodating appropriate growth.

By restricting roof extensions to just three permissible types, the proposed policy will protect the visual coherence, elegance and residential character of the area whilst allowing for some domestic extensions. This protects the amenity of neighbouring residents particularly, but also of visitors to the area, so the proposed policy provides some small benefit to a wide part of the population, and more significant benefits to all the residents of the area. This may well encourage greater respect for street tidiness generally. However, the most significant benefits will accrue to homeowners with large families, who will be able to get planning permission for significant extensions to their homes, sufficient to accommodate larger families to decent housing standards.

Reduction of overcrowding, especially in family housing, is widely recognised to produce significant secondary social benefits. Children perform significantly better at school if they have space of their own sufficient to do homework undisturbed, are healthier and have better development if they do not have to share their bedrooms and will potentially allow greater independence for older children in large families. Families can often more easily support elderly or disabled relatives if they have space to provide living accommodation together; house extensions could be used to allow conversion of ground floor living rooms to accommodation for the mobility impaired with replacement living accommodation at an upper story, to better accommodate cared for dependants and carers.

The two models of permitted extensions that provide the most additional accommodation would also require some or significant structural and building alterations, sufficient to require Building Control approval. This is an inevitable side-effect but also provides opportunities for improvements to existing building fabric, by encouraging safe and sustainable buildings through modern construction techniques. All new construction and parts of the existing buildings will need to be to a significantly higher standard of insulation and general construction, as required by the Building Regulations, benefiting the environment. Permitting roof extensions where otherwise householders are tempted to extend into their gardens protects amenity space, the natural environment and potential for domestic food production, by reducing pressure for loss of gardens. Also permissions for proposals in accordance with the guidance would potentially be granted more swiftly with less use of staff resources.

Step 2 - Consideration of available data, research and information

You should gather all relevant quantitative and qualitative data that will help you assess whether at present, there are differential outcomes for the different equalities target groups – diverse ethnic groups, women, men, older people, young people, disabled people, gay men, lesbians and transgender people and faith groups. Identify where there are gaps in data and say how you plug these gaps.

In order to establish whether a group is experiencing disproportionate effects, you should relate the data for each group to its population size. The 2001 Haringey Census data has an equalities profile of the borough and will help you to make comparisons against population sizes.

http://harinet.haringey.gov.uk/index/news_and_events/fact_file/statistics/census_statistics.htm

2 a) Using data from equalities monitoring, recent surveys, research, consultation etc. are there group(s) in the community who:

- *are significantly under/over represented in the use of the service, when compared to their population size?*
- *have raised concerns about access to services or quality of services?*
- *appear to be receiving differential outcomes in comparison to other groups?*

2 b) What factors (barriers) might account for this under/over representation?

Consultation with the local community and with groups representing the Charedi Jewish and other communities has revealed a frustration that homeowners in the area feel at the increased difficulty experienced in obtaining planning permission for significant house extensions compared to the situation under the previous 1998 UDP. However, this merely arises from a consistent application of the same planning policies across the borough.

Demographic data reveals very little of significance, because it is only available at the ward level (in the Seven Sisters Ward Profile). “South Tottenham” comprises only approximately the eastern most third of Seven Sisters ward. There is good reason to believe that the particular South Tottenham area has significant differences in demographics to western parts of the ward, which are hidden in the data. However the census data does reveal Seven Sisters ward has:

- 4.1% more overcrowding than average,
- marginally the largest average household size (2.6 compared to 2.3 across the borough),
- the third highest proportion (26.3%) of households with more household members than rooms (a useful measure of overcrowding),
- the most significant concentration of members of the Jewish faith in the borough (7.6% above average), and
- the third most households with dependant children (after Muswell Hill and Alexandra wards at the opposite geographical location).

The need for more housing for larger families across Haringey is recognised by our Housing SPD (adopted October 2008), which notes in clause 7.3 that for private market housing, “there is evidence of an increasing poor match between the need for larger dwellings and the development of smaller units”, and for affordable housing (clause 7.4) “the housing needs survey . . . identifies that the requirement is most acute for three and four bedroom properties.”

The policies of the Housing SPD were supported by the 2004 London Housing Capacity Study. A new Strategic Housing Land Availability Assessment and Housing Capacity Study 2009 has just been released. However these do not contribute to assessment of *housing need*. The Housing SPD was also supported by a separate Housing Needs Assessment carried out in 2006 and published in 2007. At 195 pages it contains a lot of data which may be of use.

Pending a more thorough study of the evidence, we feel the anecdotal and indistinct statistical evidence supports the assertion that the “South Tottenham” area contains a particular concentration of overcrowding in the form of large families in sub-standard but owner occupied freestanding (albeit terraced) houses. It is likely that quite a lot of the overcrowding in other areas of the borough is of single people and small families in shared accommodation, rented flats and bedsits. Although this is also a serious concern, there also exists in South Tottenham an opportunity to address some of the problem of overcrowding of large families by implementing the policies contained in this Guidance.

The nature of the identified need can not really be described as an over or under representation in the use of the service (i.e. Planning), so much as in the policies used and how they impact on underlying socio-economic inequalities, namely overcrowding. It is therefore not possible to talk about this in terms of barriers that might account for any over or under representation. The under representation identified is of housing supply and particularly of family sized housing. But the council’s Housing Service is not identified as playing any part in contributing to the problem or the solutions. The problem is one of the housing market supply, as impacted by, amongst other factors outside the Council’s control, Planning Policies and Planning Development Management decisions in the light of those policies.

Step 3 - Assessment of Impact

Using the information you have gathered and analysed in step 2, you should assess whether and how the proposal you are putting forward will affect existing barriers and what actions you will take to address any potential negative effects.

3 a) How will your proposal affect existing barriers? (Please tick below as appropriate)

Increase barriers?	Reduce barriers? ✓	No change?
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Comment

The proposal will provide ways for demand for larger house sizes to be met without contravening planning regulations. It will not remove the requirements of Planning from properties in the area, but will provide guidance towards design solutions for residential extensions. Provided all other planning guidance is satisfactorily complied with, it should be possible for householders to obtain planning permission for residential extensions in the affected area, extensions that would not normally be approved (except in exceptional circumstances) in other areas.

There is therefore a partial reduction in the barriers represented by the requirements of planning, in the defined areas. No additional planning requirements are imposed. Those unable to take advantage of the policy, whether for not having the same sort of property or not being in the defined area, do not face any additional barriers. It is not considered that the problem identified, that of overcrowding of large families, is particularly serious in other parts of the borough. It is also considered that other areas of the borough do not necessarily have the same sorts of property that could automatically have the same policy applied to them.

3 b) What specific actions are you proposing in order to respond to the existing barriers and imbalances you have identified in Step 2?

The proposals have been brought forward specifically to respond to the barrier identified in Step 2, the overcrowding experienced by larger families in the South Tottenham area.

3 c) If there are barriers that cannot be removed, what groups will be most affected and what Positive Actions are you proposing in order to reduce the adverse impact on those groups?

Not applicable.

Step 4 - Consult on the proposal

Consultation is an essential part of impact assessment. If there has been recent consultation which has highlighted the issues you have identified in Steps 2 and 3, use it to inform your assessment. If there has been no consultation relating to the issues, then you may have to carry out consultation to assist your assessment.

Make sure you reach all those who are likely to be affected by the proposal, ensuring that you cover all the equalities strands. Do not forget to give feedback to the people you have consulted, stating how you have responded to the issues and concerns they have raised.

4 a) Who have you consulted on your proposal and what were the main issues and concerns from the consultation?

These matters were discussed with local residents and local Ward Councillors at a public meeting in May 2009, followed by a meeting with designated leaders of some local communities in June to agree the design principles for house extension. Draft illustrations of various forms of roof extensions were tabled for discussion purposes and the three types were approved.

These proposals will be issued as a draft for consultation to all local residents and to relevant councillors, community groups, other Haringey services and bordering local authorities. These will be posted out on 16th November (next Monday), formally as 2 weeks consultation, but with responses able to be returned up to 14th December (4 weeks later). A reply form has been designed with drawings showing the 3 types and space for comments. A translation page will give explanation and how to obtain a translated version in the six most common community languages. A website version will also be available with web based consultation reply procedure.

Following assessment of the responses to this consultation, and incorporating the conclusions of this Equalities Impact Assessment, the guidance will be revised into the format of a Supplementary Planning Document, before issuing for formal, statutory, six weeks consultation in the early New Year.

4 b) How, in your proposal have you responded to the issues and concerns from consultation?

To be decided.

4 c) How have you informed the public and the people you consulted about the results of the consultation and what actions you are proposing in order to address the concerns raised?

The results of the responses to this consultation will be incorporated into the revised guidance when it is put into the format of a Supplementary Planning Document, before issuing for formal, statutory, six weeks consultation. All those residents who respond to the initial consultation, plus all the representatives and groups included in the initial consultation and all other statutory consultees will be included in the formal statutory consultation.

Step 5 - Addressing Training

The issues you have identified during the assessment and consultation may be new to you or your staff, which means you will need to raise awareness of them among your staff, which may even training. You should identify those issues and plan how and when you will raise them with your staff.

Do you envisage the need to train staff or raise awareness of the issues arising from any aspects of your proposal and as a result of the impact assessment, and if so, what plans have you made?

Relevant Development Management and Planning Enforcement Officers will need to be appraised of the new policy when adopted. Under the current timetable, formal adoption is not anticipated until the second or third quarter of next year so no firm plans have been made yet. However it is not anticipated that it will need to be very complicated or intense; it should be possible to incorporate it into a short section of the usual regular timetabled team meetings. Only one of the two current area based Development Management teams will be affected by this policy.

Step 6 - Monitoring Arrangements

If the proposal is adopted there is a legal duty to monitor and publish its actual effects on people. Monitoring should cover all the six equality strands. The purpose of equalities monitoring is to see how the policy is working in practice and to identify if and where it is producing disproportionate adverse effects and to take steps to address the effects. You should use the Council's equal opportunities monitoring form which can be downloaded from Harinet. Generally, equalities monitoring data should be gathered, analysed and report quarterly, in the first instance to your DMT and then to the Equalities Team.

What arrangements do you have or will put in place to monitor, report, publish and disseminate information on how your proposal is working and whether or not it is producing the intended equalities outcomes?

Following adoption, the proposed Supplementary Planning Document will be included with other planning policies in the monitoring exercise carried out leading to the Annual Monitoring Report (AMR). This is prepared and submitted towards the end of every year, approved by the Government Office for London and published on our website and on paper for those who require.

- *Who will be responsible for monitoring?*

The Planning Policy Team include officers responsible for the Annual Monitoring Report.

- *What indicators and targets will be used to monitor and evaluate the effectiveness of the policy/service/function and its equalities impact?*

It is yet to be decided what performance indicators will be used, but they are likely to include:

- number of planning applications received, approved, refused and appealed on incorporating proposals designed in accordance with the guidance,
- number of planning applications contrary to the guidance received, approved, refused and appealed on where the guidance could have been followed,
- any evidence of influence of the guidelines on proposals and planning decisions elsewhere in the borough.

- *Are there monitoring procedures already in place which will generate this information?*

We will follow the established procedures used for the Annual Monitoring Report.

- *Where will this information be reported and how often?*

the Annual Monitoring Report is published on our website and available on paper for those who require.

Step 7 - Summarise impacts identified

In the table below, summarise for each diversity strand the impacts you have identified in your assessment

Age	Disability	Ethnicity	Gender	Religion or Belief	Sexual Orientation
<ul style="list-style-type: none"> opportunities for elderly relatives to move in with their families or remain within their existing family home with new more suitable accommodation as part of domestic extensions. 	<ul style="list-style-type: none"> opportunities for disabled relatives to move in with their families or remain within their existing family home with new more suitable accommodation as part of domestic extensions. 	<ul style="list-style-type: none"> none identified as yet; but if evidence of ethnic bias in large family overcrowding emerges in detailed studies, then will be a positive contribution. 	<ul style="list-style-type: none"> none. 	<ul style="list-style-type: none"> none firmly identified as yet; but if evidence of possible Charedi Jewish over representation in large family overcrowding definitively emerges in detailed studies, then will be a positive contribution. 	<ul style="list-style-type: none"> none.

Step 8 - Summarise the actions to be implemented

Please list below any recommendations for action that you plan to take as a result of this impact assessment.

Issue	Action required	Lead person	Timescale	Resource implications

Step 9 - Publication and sign off

There is a legal duty to publish the results of impact assessments. The reason is not simply to comply with the law but also to make the whole process and its outcome transparent and have a wider community ownership. You should summarise the results of the assessment and intended actions and publish them. You should consider in what formats you will publish in order to ensure that you reach all sections of the community.

When and where do you intend to publish the results of your assessment, and in what formats?

A website is being prepared to hold all the documents forming part of this application. The completed Equalities Impact Assessment will be included amongst the documents available to download there. It will also be cited as a reminder to people that it is available to consult when we send out the version of the Guidance for the second, formal, statutory consultation.

Assessed by (Author of the proposal):

Name:Richard Truscott

Designation:.....Urban Design Officer

Signature:*Richard Truscott*

Date:.....Friday, 17 September 2010

Quality checked by (Equality Team):

Name: Christine A Joseph

Designation: Equalities and diversity officer

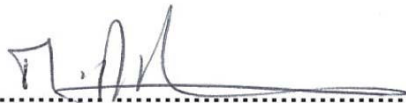
Signature:*Christine A Joseph*.....

Date:.....23 November 2009.

Sign off by Directorate Management Team:

Name:Marc Dorfman

Designation:.....Assistant Director, Planning and Regeneration

Signature:

Date:.....Thursday, 03 December 2009

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ADOPTION OF SUPPLEMENTARY PLANNING DOCUMENTS

House Extensions in South Tottenham - Supplementary Planning Document

In accordance with Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004 (Amended 2008) notice is hereby given that the London Borough of Haringey adopted the House Extensions in South Tottenham SPD on 17th October 2010.

Any person with sufficient interest in the decision to adopt the SPDs may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and no later than 3 months after the date on which the SPDs were adopted.

Copies of the SPDs together with supporting information including this adoption statement and consultation statement will be available to view at the locations listed below.

List of locations where documents are available:

Website (available 24 hours. 7 days a week)

http://www.haringey.gov.uk/south_tottenham_house_extensions.htm

Council offices (opening times 9am-5pm Monday-Friday)

- Civic Centre, High Road, Wood Green, London, N22 8LE
- North Tottenham Customer Service Centre, 639 High Road, London N17 8BD
- South Tottenham Customer Service Centre, Apex House, 820 Seven Sisters Road, London N15 5PQ

Libraries (opening times listed individually below)

- Wood Green Central Library, High Road, Wood Green, London N22 6XD
(Monday to Friday 8.45am to 7pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Marcus Garvey Library, Tottenham Green Centre, 1 Phillip Lane, London N15 4JA
(Monday to Friday 9am to 7pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- St Ann's Library, Cissbury Road, Tottenham, London N15 5PU
(Monday to Friday 9am to 7pm, Saturday 9am to 5pm)
- (L B Hackney) Stamford Hill Library, Portland Avenue, Stamford Hill, London N16 6SB
(Monday, Tuesday, Thursday: 9am to 8pm. Wednesday: 9am to 6pm. Friday: 10am to 8pm. Saturday: 9am to 5pm. Sunday: 1pm to 5pm.)

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Haringey Council

Agenda item:

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Planning Committee	On 8th November 2010
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Report Title: Planning applications reports for determination	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose Planning applications submitted to the above Committee for determination by Members.</p>	
<p>2. Summary All applications 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.</p>	
<p>3. Recommendations See following reports. </p>	
<p>Report Authorised by: Marc Dorfman Assistant Director Planning & Regeneration</p>	
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114</p>	
<p>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.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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Planning Committee 8 November 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/1365	Ward: Crouch End
Address: Coolhurst Lawn Tennis and Squash Racquets Club, Courtside N8 8EY	
Proposal: Demolition of existing single storey shed and erection of sports building with 4 squash courts including modification of clubhouse.	
Existing Use: Sports facility	Proposed Use: Sports facility
Applicant: Mr Rob Mackenzie Coolhurst Tennis & Squash Club	
Ownership: Private	
Date received: 19/07/2010 Last amended date: 08/10/2010	
Drawing number of plans: 208_PL100, 101, 102, 103, 104,105, 208_SK_002	
Case Officer Contact: Oliver Christian	
PLANNING DESIGNATIONS:	
Conservation Area Road Network: Borough Road	
RECOMMENDATION	
GRANT PERMISSION subject to conditions	

SUMMARY OF REPORT:

The proposal is for the demolition of existing single storey shed and erection of sports building with 4 squash courts including modification of clubhouse.

The proposed squash court building will replace a single storey building that is located on the Northern part of the site. It is situated between two existing building and North of the tennis courts. The proposed building can only be viewed from beyond the existing tennis courts and by residential properties to the South whose rear gardens abut the site.

The height of the building results from the creation of a mezzanine within to accommodate a viewing gallery.

The creation of an undercroft is an integral part of the building that allows disability access to the building and also for the provision of sheltered cycle bays.

The materials are neutral in being a mix of light green corrugated steel panels and timber frames.

The modifications to the clubhouse are minor and cause no harm in that it involves extending the existing building to enclose the covered entrance area and internal alteration to improve the layout.

There are no changes to the existing access to the club through the car park and club main entrance. A new rear access is created.
The proposal provides for an additional 4 car parking space within the site.

1. SITE AND SURROUNDINGS

1.1 The application site is situated at Coolhurst Lawn Tennis & Squash Rackets Club on Coolhurst Road and lies in the Crouch End Conservation Area. In addition the site has been designated as an 'Area of Special Character'.

1.2.1 The Coolhurst Club is a squash and tennis court situated within a residential area, but bounded on two sides by school playing fields. Coolhurst Lawn Tennis Club is a long established club located to the rear of Nos. 1-11 Coolhurst Road and adjacent to St. Aloysius Sports Field. Access is gained via Courtside from Coolhurst Road. The rear gardens of Nos 2-34 Avenue Road and Nos. 1-7 Coolhurst Road back onto the outer tennis courts (Nos. 5-11).

1.2.2 There are eight hard courts and three grass courts at the club. One court (Court 4) is covered by an inflatable 'air hall' in winter. At present courts 1, 2 and 3 are floodlit, by lights on steel columns approximately 8m high. Several dwellings in Avenue Road back onto the courts.

1.2.3 The houses are built on sloping ground and to the rear they comprise of three storeys and basement; several of them are divided into flats. The rear gardens of the houses are about 20-25 metres in length.

2. PLANNING HISTORY

HGY/1991/0192 GTD 10-02-92: Installation of eight floodlighting poles supporting twelve asymmetric floodlights with 1KW M.V. lamps to Courts 4, 4, 6. (As identified on ordnance survey plan attached to application.

HGY/1994/1453 GTD 10-01-95: Conservation Area Consent for demolition of boiler house sheds and erection of new covered tennis court and squash court.

HGY/1994/1454 GTD 10-01-95: Erection of a new covered tennis court building and new squash court.

HGY/1996/1333 REF 10-12-96: Installation of new floodlights to Courts 6, 7 & 8.

HGY/1996/1334 GTD 26-11-96: Replacement of existing single court air hall with new 2 court air hall.

HGY/1996/1335 GTD 26-11-96: Demolition of existing clubhouse, ancillary outbuildings; Erection of a new squash court with adjacent two storey building containing changing rooms and fitness areas.

HGY/1996/1336 GTD 26-11-96: Conservation Area Consent for demolition of existing clubhouse.

HGY/2001/0343 GTD 29-05-01: Demolition of two existing squash courts, construction of four new squash courts plus covered link and undercroft.

HGY/2001/0345 GTD 29-05-01: Conservation Area Consent for the demolition of two existing squash courts and construction of four new squash courts plus covered link and undercroft.

HGY/2002/1125 REF 22-10-02: 12 new floodlighting columns to tennis courts 4/5 (8m in height) (6.7m in height); creation of new proposed mini tennis court with junior practice area.

HGY/2003/0276 GTD 25-03-03: New floodlighting columns to tennis court 4, new mini-tennis court and junior practice area. Replacement Air Hall to tennis court 4.

HGY/2004/0110 GTD 17-02-04: Replacement of existing inflatable air hall with framed fabric covered court for year round use.

HGY/2008/1439 GTD 10-11-08 St Aloysius Playing Field Hurst Avenue
 Construction of three floodlit porous macadam tennis courts and associated
 access pathways (additional information supplied in support of application
 including suggested planning conditions).

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

3.2 PPG17: Sport and Recreation

This PPG describes the role of the planning system in assessing opportunities and needs for sport and recreation provision and safeguarding open space which has recreational value. It recognises the importance of quality open space, sports and recreation facilities in supporting social inclusion, community cohesion and health and wellbeing.

3.3 London Plan

3.4 The London Plan, adopted in February 2004 and updated in February 2008, forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It contains key policies covering housing, transport, design and sustainability in the capital.

3.5 Policy 4B.8 Respect local context and communities

3.6 Unitary Development Plan

UD3 General Principles

UD4 Quality Design

CSV1 Development in Conservation Areas

CSV5 Alterations in Conservation Areas

OS5 Development Adjacent to Open Spaces

OS3 Significant Local Open Land (SLOL)

M10 Parking for Development

3.7 Supplementary Planning Guidance / Documents

SPG1a Design Guidance

SPG2 Conservation and Archaeology

SPG8e Light Pollution

4. CONSULTATION

Statutory	Internal	External
Sports Council LFEPA Sports England	Transportation Arboriculturalist Waste Management Conservation Team Building Control	Conservation Advert - 13/08/2010 <u>Amenity Groups</u> Hornsey CAAC <u>Total No. of Residents</u> <u>Consulted: 66</u>

5. RESPONSES

Conservation

5.1 Hornsey CAAC has no objection to the proposal as the existing buildings do not contribute to the conservation area.

5.1.1 LFEPA have no objection to the proposal

Letters of Support

5.1.2 Sports for England, support the proposal and their assessment of the proposal states: 'The overall thrust of the statement is that a planned approach to the provision of facilities and opportunities for sport is necessary in order to ensure the sport and recreational needs of local communities are met'.

5.1.3 England Squash & Racket ball (ESR) supports the proposal and have provided funding for the redevelopment. ESR has in principle, agreed to award Coolhurst LT&SRC a grant of £120,000 towards a total project cost of £750,000 for the development of facilities. Coolhurst LT&SRC were one of only two major projects selected for year two funding

Local Residents

5.2 4 letters of objection have been received summarised as follows:
The height of the building is out of keeping with the local architecture and will severely affect the outlook from many surrounding houses in the Conservation area.

The parking at the tennis club is already poorly controlled. We have experienced repeated incidents where the club car parking overflows onto the private road, blocking driveways. Drivers have on several occasions been abusive when asked to move their cars. At present cars regularly park on restricted areas within the existing tennis club car park obstructing exit of other vehicles.

The building proposed is very much bigger than the one it replaces, it is considerably taller than the existing squash court building and appears to be taller even than the neighbouring houses in Courtside, and thus it would, if built, be a dominant feature of the appearance of the neighbourhood.

The design of the building, particularly the north elevation, is industrial and entirely out of character with the existing club buildings and those of this conservation area in general.

A substantial part of the volume of this proposed building is the undercroft, a void for which no purpose is given in the application ¿ is it intended for further development, or is it for storage, which would be

unsightly since it is open? If it has no purpose, then the considerable increase in the height of the building is hard to justify. You do not need a building of this height to accommodate four squash courts.

The north elevation of the building, facing the houses on Avenue Road, has a 'mesh' front that is designed to be transparent. Apart from the viewing gallery, it houses the access staircase, the main route from the clubhouse to the courts. The drawings show that this will be clearly visible. A staircase will need constant bright lighting for health and safety reasons. During the winter months when the trees in the area, which are largely deciduous, are without their leaves this lighting will be a dominant feature of the outlook from Avenue Road. This is a substantial change from the existing building, which has modest windows on a domestic scale.

The application states that it has no impact on the existing trees in the area and we do not dispute that; the drawings show some of the low trees and bushes that are now on the bank between the tennis courts and St Aloysius's College Sports Field. However, in the early summer, Coolhurst SR and LTC felled eight beautiful and substantial Lombardy poplars that stood on the bank over which the raised squash courts would now be built. These trees were thought to be over a hundred years old and were a much-loved feature of this area, now very much missed. When discussing the removal of these trees with its members (one of us is a member), the club clearly stated that the felled trees would be replaced, probably with a line of hornbeams planted along the top of the bank. Thus few objections were raised. The ugly building now proposed is a wholly inappropriate replacement for what has been lost.

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The design includes an open undercroft which is unnecessary and gives rise to the excessive height of the proposal. The undercroft proposal also implies that there will be another use for this space at some stage in the future. This will mean a major expansion of the clubs activates which will have a detrimental impact on neighbours in terms of parking provision and other amenities. I request that the application be rejected unless alterations are made to the design to place the new squash courts at ground level, remove the undercroft and retain the parapet line of the adjacent flat roofed courts.

Officer's comment

- 5.21 The proposed building is to be located on and replaces buildings on the site. The height and scale of the building has previously been accepted when planning permission was granted in 2001. It is considered that no new adverse implications are introduced by the proposal.
- 5.22 There are no trees affected by the proposal and no trees have been removed to facilitate the carrying out of the development.
- 5.23 The proposal provides additional and improved facilities that will be accessible to local Schools and the Community. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and 'Policies UD3 'General Principles', UD4 'Quality

Design', CSV1 'Development in Conservation Areas' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006.

Transportation

- 5.3.1 Although the public transport accessibility level for this site is low, we have considered that this development proposal would not generate any significant traffic that would have noticeable adverse impact on the adjoining roads. Our analysis of the trips that will be generated by the proposed increase in floor area of the development by some 159sqm using our trip prediction software TRAVL; using the following sites: Chingford Driving Range, E4 8QA, Lee Valley Centre, N9 0AS and Magpie Hall and Golf Course, indicates that the development will generate 4 vehicular (in/out) trips in the critical PM peak.
- 5.3.2 It is also worth noting that this area has not been identified within the Council's UDP as that renowned to have car parking pressure and in any event, the use of this sort of facility tend to be by the local people with minimal peak traffic times. In addition the applicant has also proposed providing an additional 4 off street car parking spaces to facilitate to increase in parking demand and 16 cycle racks as detailed on Plan No. 208_SK_002.
- 5.3.3 The applicant has submitted and transport statement which indicates that a larger percentage of members live within walking and cycling distance of the development. We will therefore require the applicant to submit a Travel Plan to the Council, before the proposed facilities out into use. Consequently, the highway and transportation authority would not object to this application subject to the conditions that the applicant:
1. The applicant submits a Travel plan to the Council's Sustainable Transport department before the additional courts are put into use.
Reason: to promote travel by sustainable modes of transport to and from the site.
 2. Provides a minimum of 16 (sixteen) cycle racks which shall be enclosed under a shelter.
Reason: To improve the conditions for cyclists at this location.

6.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 6.1 Significant to the determination of the current proposal is the permission granted to HGY/2001/0343 on the 29-05-01. This permission granted the demolition of two existing squash courts, construction of four new squash courts plus covered link and under-croft. This is identical to the current proposal.

6.2 The main issues in respect of this application are considered to be:

1. Impact on neighbouring properties
2. Impact on the Conservation Area
3. Need for new facilities
4. Noise and Nuisance
5. Traffic/Transportation and car parking

Impact on neighbouring properties

6.21 Policy UD3 requires development proposals have no significant adverse impacts on residential amenity in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution.

6.22 Objectors are concerned with the loss of trees, outlook size and scale of the proposal.

The proposal is located on previously developed land and is identical in size and scale to the permission granted in 2001 that was not implemented.

Policy UD3 requires developments to include measures to avoid, reduce and only then mitigate the emissions of pollutants, where appropriate, and to locate potentially polluting activities from sensitive areas or uses (such as homes).

6.23 It is considered that the location and distance from residential properties is such that there will be minimal harm in terms of adverse outlook and light spillage.

Impact on the Conservation Area

6.2 The subject site is located in a Conservation Area and adjacent to the designated area of Significant Local Open Land (SLOL). As such it is subject to Policy CSV1 and OS3 which seeks to ensure that proposals affecting Conservation Areas preserve or enhance the historic character of the Conservation Area:

6.3 The proposed squash courts are a sporting use located away from residential properties and on previously developed land is considered to be appropriately located on the site and as there are no planning objections.

Need for new facilities

6.4 National Planning Policy Guidance 17 the importance of quality open space, sports and recreation facilities in supporting social inclusion, community cohesion and health and wellbeing. The proposed courts will expand the existing squash facilities to accommodate more players, including juniors from local schools, thereby making such facilities available to a wider demographic. This would be in accordance with the policy aims of PPG17.

- 6.41 The proposal is located on a previously developed part of the site and is designed to mitigate its potential amenity impacts. Consequently, the proposal manages to work towards the key goals of PPG17 while remaining appropriate to its location.
- 6.42 Policy UD3 requires development proposals to not have any significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution
- The club has insufficient spaces for existing court usage
 - The proposed new courts will not worsen street parking problems
- 6.43 It is considered that the courts are appropriately located and cause no harm to the local residential amenity due to the distance from the rear of the nearby properties.
Additionally the proposal provides additional and improved facilities that will be accessible to local Schools and the Community. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and 'Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006

Noise and Nuisance

- 6.5 The subject site is already in use as a sports facility and it is immediately adjacent to the Club's existing courts. The club and playing fields are both long established uses and local residents would be accustomed to some level of associated noise. By locating the new squash court building in an already developed area: It is considered that the potential light spillage and noise generated would not be significantly different in nature or degree to current levels on the adjoining Tennis Courts. As such the proposal is considered to be in line with Council policies especially UD3 General Principles.

Traffic/Transportation and Car parking

- 6.6.1 Policy UD3 requires development proposals to not have a significant impact on public and private transport networks, including highways or traffic conditions. Policy M10 sets out the parking standard required for developments within the borough.
- 6.6.2 There are concerns from local residents in respect of adverse parking issues within the vicinity, considered to result from the patrons of the club.
- 6.6.3 The applicant has proposed an additional 4 parking spaces alongside a condition for sheltered cycle bays on site.

6.6.4 The Council's Transportation Group do not object to the proposal. Although the public transport accessibility for this site is low, it is considered that the proposal would not generate any significant traffic that would have noticeable adverse impact on the adjoining road and the additional parking spaces proposed are considered acceptable for the level of development proposed.

7.0 CONCLUSION

7.1 It is considered that the proposal would not have any detrimental impact on the amenity of the neighbouring and surrounding properties in terms of loss of visual amenity nor would have an overbearing impact on the amenities of the neighbouring properties: The proposed location scale and size of development is not considered to cause detriment to neighbouring properties due to the distance from the rear of those properties. The proposal is therefore considered to accord with the provisions of Policy UD3: General Principles, UD4: Quality Design, CSV1 Developments in Conservation Areas of the Haringey Unitary Development Plan and SPG1a Design Guidance and Design Statements.

7.11 The proposal provides additional and improved facilities that will be accessible to local Schools and the Community. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and 'Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No. (s) 208_PL100, 101, 102, 103, 104,105, 208_SK_002

Subject to the following condition(s)

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

EXTERNAL APPEARANCE

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

CONSTRUCTION

4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

HOURS OF OPERATION

5. The use hereby permitted shall not be operated before 0800 or after 2200 hours on Monday to Saturdays or before 1000 hours and 1800 on Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

SUSTAINABILITY

6. The applicant submits a Travel plan to the Local Planning Authority which is too agreed in writing prior to the additional courts being put into use.

Reason: to promote travel by sustainable modes of transport to and from the site.

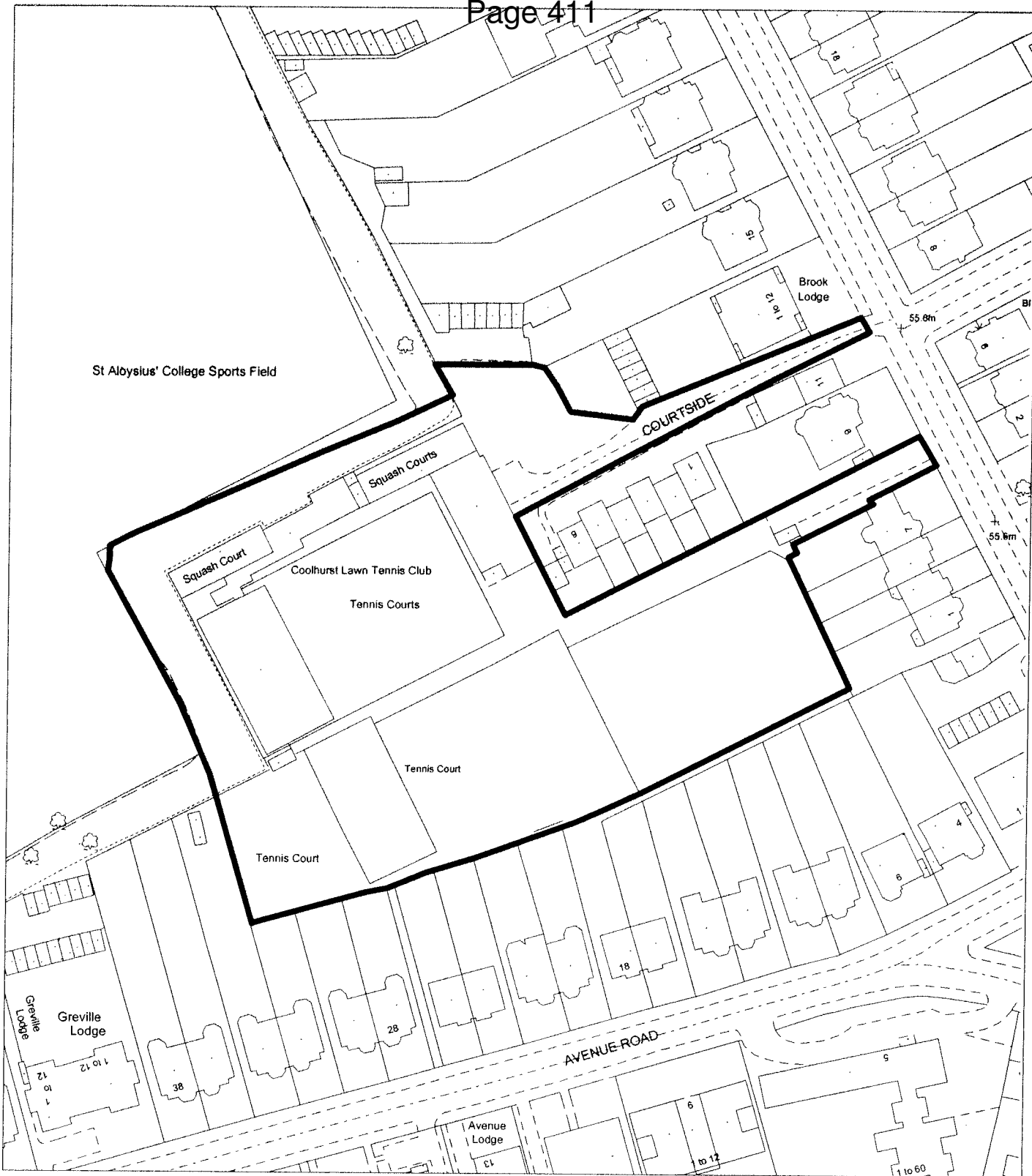
7. The applicant to submit plans for the provision of a minimum of 16 (sixteen) cycle racks which shall be enclosed under a shelter.

Reason: To improve the conditions for cyclists at this location.

REASONS FOR APPROVAL

The proposal provides additional and improved facilities that will be accessible to local Schools and the Community. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006.

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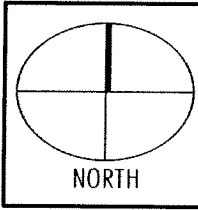


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Site plan
Coolhurst Lawn Tennis and Squash Racquets Club, Courtside N8

**Directorate of
 Urban
 Environment**

Marc Dorfman
 Assistant Director
 Planning and Regeneration
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

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Planning Committee 8 November 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/1366	Ward: Crouch End
Address: Coolhurst Lawn Tennis and Squash Racquets Club, Courtside N8 8EY	
Proposal: Conservation Area Consent for demolition of existing single storey shed and erection of sports building with four squash courts including modification of clubhouse.	
Existing Use: Sports facility	Proposed Use: Sports facility
Applicant: Mr Rob Mackenzie Coolhurst Tennis & Squash Club	
Ownership: Private	
Date received: 19/07/2010 Last amended date: 08/10/2010	
Drawing number of plans: 208_PL100, 101, 102, 103, 104,105, 208_SK_002	
Case Officer Contact: Oliver Christian	
PLANNING DESIGNATIONS:	
Road Network: Borough Road Conservation Area	
RECOMMENDATION	
GRANT CONSENT subject to conditions	
SUMMARY OF REPORT:	
The current proposal seeks Conservation Area Consent for demolition of existing single storey shed and erection of sports building with four squash courts including modification of clubhouse.	
The building is situated between two existing sports building on the Northern edge of the site.	
The proposal should be assessed alongside the full plans application HGY2010/1365.	

1. SITE AND SURROUNDINGS

- 1.1 The application site is situated at Coolhurst Lawn Tennis & Squash Rackets Club on Coolhurst Road and lies in the Crouch End Conservation Area. In addition the site has been designated as an 'Area of Special Character'.
- 1.2.1 The Coolhurst Club is a squash and tennis court situated within a residential area, but bounded on two sides by school playing fields. Coolhurst Lawn Tennis Club is a long established club located to the rear of Nos. 1-11 Coolhurst Road and adjacent to St. Aloysius Sports Field. Access is gained via Courtside from Coolhurst Road. The rear gardens of No's 2-34 Avenue Road and Nos. 1-7 Coolhurst Road back onto the outer tennis courts (Nos. 5-11).
- 1.2.2 There are eight hard courts and three grass courts at the club. One court (Court 4) is covered by an inflatable 'air hall' in winter. At present courts 1, 2 and 3 are floodlit, by lights on steel columns approximately 8m high. Several dwellings in Avenue Road back onto the courts.
- 1.2.3 The houses are built on sloping ground and to the rear they comprise of three storeys and basement; several of them are divided into flats. The rear gardens of the houses are about 20-25 metres in length.

2. PLANNING HISTORY

HGY/1991/0192 GTD 10-02-92: Installation of eight floodlighting poles supporting twelve asymmetric floodlights with 1KW M.V. lamps to Courts 4, 4, 6. (As identified on ordnance survey plan attached to application.

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HGY/1996/1334 GTD 26-11-96: Replacement of existing single court air hall with new 2 court air hall.

HGY/1996/1335 GTD 26-11-96: Demolition of existing clubhouse, ancillary outbuildings; Erection of a new squash court with adjacent two storey building containing changing rooms and fitness areas.

HGY/1996/1336 GTD 26-11-96: Conservation Area Consent for demolition of existing clubhouse.

HGY/2001/0343 GTD 29-05-01: Demolition of two existing squash courts, construction of four new squash courts plus covered link and undercroft.

HGY/2001/0345 GTD 29-05-01: Conservation Area Consent for the demolition of two existing squash courts and construction of four new squash courts plus covered link and undercroft.

HGY/2002/1125 REF 22-10-02: 12 new floodlighting columns to tennis courts 4/5 (8m in height) (6.7m in height); creation of new proposed mini tennis court with junior practice area.

HGY/2003/0276 GTD 25-03-03: New floodlighting columns to tennis court 4, new mini-tennis court and junior practice area. Replacement Air Hall to tennis court 4.

HGY/2004/0110 GTD 17-02-04: Replacement of existing inflatable air hall with framed fabric covered court for year round use.

HGY/2008/1439 GTD 10-11-08 St Aloysius Playing Field Hurst Avenue Construction of three floodlit porous macadam tennis courts and associated access pathways (additional information supplied in support of application including suggested planning conditions).

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

PPS5: Historic Fabric

This PPS describes the role of the planning system and provides guidance in assessing proposals for Listed Building Consent and for demolition of buildings within Conservation Areas.

3.2 Unitary Development Plan

CSV7 Demolition in Conservation Areas

4. CONSULTATION

Statutory	Internal	External
Conservation Advert	Conservation Team Transportation Group Arboriculturalist	<u>Amenity Groups</u> Hornsey CAAC CASCH <u>Local Residents</u>

		Total No of Residents Consulted:66
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5. RESPONSES

5.1 Conservation

Hornsey CAAC – No objection to the demolition of the building as it makes no positive contribution to the conservation area.

5.2 Local Residents

No objection to the demolition.

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 The main issue in respect of this application is considered to be whether the building is of any architectural merit and whether it contributes toward the Conservation Area:

6.2.1 It is considered that the existing building makes no positive contribution to the Conservation Area.

6.2.2 The proposal should be viewed alongside HGY2010/1365 application for planning permission for the erection of the new squash court building.

7. CONCLUSION

7.1 The existing building does not contribute toward the conservation area.

7.2 The proposed replacement building is considered appropriate for the site and the location and as such is not contrary to the aims of Council policy CSV5 and as such it would be appropriate to recommend that Conservation Area Consent be granted for the demolition.

8. RECOMMENDATION

GRANT CONSERVATION CONSENT:

Applicant’s drawing No. (s) 208_PL100, 101, 102, 103, 104,105, 208_SK_002

Subject to the following condition:

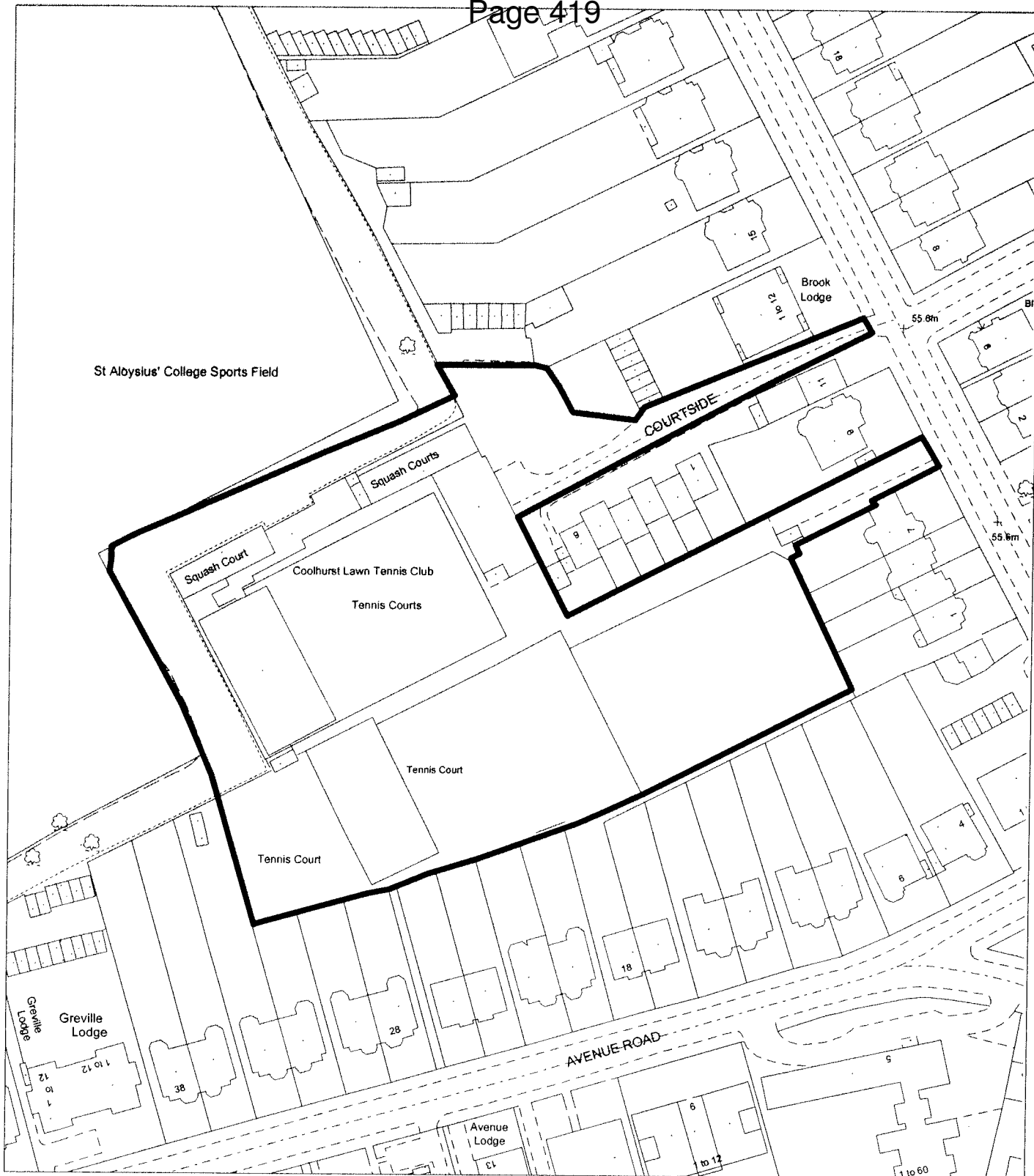
1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

REASONS FOR APPROVAL

The proposal is considered to accord with the provisions of Policy CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.

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Site plan

Coolhurst Lawn Tennis and Squash Racquets Club, Courtside N8

**Directorate of
Urban
Environment**

Marc Dorfman
Assistant Director
Planning and Regeneration
639 High Road
London N17 8BD

Tel 020 8489 0000
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	Date	08/11/2010

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Planning Committee 8 November 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/1444	Ward: Bounds Green
Address: 6-8 Brownlow Road N11 2DE	
Proposal: Demolition of existing buildings and erection of three storey building to provide 8 x two bed flats	
Existing Use: Residential	Proposed Use: Residential flats
Applicant: Mr Shane Perkins	
Ownership: Private	
Date received: 11/08/2010	Last amended date: N / A
Drawing number of plans: 01 and 02	
Case Officer Contact: Ruma Nowaz	
PLANNING DESIGNATIONS:	
Road Network: Classified Road	
RECOMMENDATION	
GRANT PERMISSION subject to conditions and a s.106 agreement	
SUMMARY OF REPORT: The proposal for the demolition of an existing pair of semi-detached Victorian dwelling houses on the application site located at 6-8 Brownlow Road and for the erection of a four storey block of flats comprising of 8 x 2 bed flats. The application follows on from a scheme which was recently withdrawn. The proposed scheme involves a reduction in the footprint, size and massing of the withdrawn scheme. The position, scale, bulk, massing and detailing of the proposed building has been revised considerably to create a building which will be in keeping with and not adversely affect the character and pattern of development in this part of Brownlow Road. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.	

1. SITE AND SURROUNDINGS

- 1.1 The application site is a pair of semi-detached pair of Victorian dwelling houses with rooms in the roof and basement and long rear gardens. These have been subdivided into 9 small studio units or bedsits. To the east is a pair of dwelling houses and to the West is a 1930's four storey block of flats with shops at ground floor level. The ground slopes away towards the West of this site

Opposite the site, and in close proximity on the west, is Bounds Green Tube station. The site is located on the East side of Brownlow Road, close to the junction with Bounds Green Road and is located outside a Conservation Area.

2. PLANNING HISTORY

OLD/1961/0102	GTD	13-10-61	6-12 Brownlow Road	
Conversion into 4 self-contained flats.				
OLD/1962/0084	GTD	24-04-62	6-12 Brownlow Road	
Erection of double garage.				
OLD/1962/0085	GTD	27-02-62	6-12 Brownlow Road	
Creation of increased pedestrians access.				
OLD/1967/0097	GTD	26-09-67	6-12 Brownlow Road	8
Conversion into three flats.				
OLD/1972/0779	REF	03-07-72	6-12 Brownlow Road	12
Conversion to 5 self-contained flats.				
OLD/1973/0160	GTD	13-06-73	6-12 Brownlow Road	12
Erection of 2 storey rear extension & conversion into 5 self-contained flats.				
OLD/1982/0157	GTD	05-11-82	6-12 Brownlow Road	1/10/82
Conversion of existing ground floor flat into two self-contained flats.				
OLD/1983/0132	GTD	03-02-83	6-12 Brownlow Road	10/1/83
Erection of single storey rear extension and installation of two front dormer windows.				

A planning application for a similar proposal was withdrawn in 2010.

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

PPS1	Delivering Sustainable Development (2005)
PPS3	Housing (November 2006 and April 2007)
PPG13	Transportation (March 2001)
PPS22	Renewable Energy (August 2004)

Government guidance on planning issues is set out in a series of Planning Policy Guidance Notes (PPGs). PPGs are currently in the process of being replaced with Planning Policy Statements (PPSs). PPS1, PPS3, PPG13, PPS22 are considered relevant in this case.

3.2 London Plan (2008)

- 3A.1 Increasing London's supply of housing
- 3A.2 Borough Housing Targets
- 3A.3 Efficient use of stock
- 3A.4 Housing Choice
- 4B.3 Maximizing the potential of sites

The Development Plan for the area comprises the London Plan Consolidated with Alterations since 2004 (February 2008). The London Plan is a material consideration for local authorities when determining planning applications and reviewing their Unitary Development Plans.

In order to respond to the existing and future housing demand, the London Plan has increased the housing provisions targets; seeking the provision of 30,500 additional homes per year across London. For Haringey, it estimates a capacity of a minimum of 6,800 new dwellings between 2007/8 and 2016/7 which equates to 680 per year.

3.3 Unitary Development Plan (2006)

G1	Environment
G2	Development and Urban Design
UD1	Planning Statements
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
UD8	Planning Obligations
HSG1	New housing developments
HSG4	Affordable housing
HSG9	Density standards

- HSG10 Dwelling mix
- ENV3 Water Conservation
- ENV9 Mitigating Climate Change: Energy Efficiency
- ENV10 Mitigating Climate Change: Renewable Energy
- ENV11 Contaminated Land
- ENV13 Sustainable Waste Management
- M3 New Development Location and Accessibility
- M4 Pedestrians and Cyclists
- M10 Parking and Development
- OS17 Tree Protection, Tree Masses and Spines

3.4 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance
- SPG3b Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight
- SPG4 Access for All – Mobility Standards
- SPG5 Safety by Design
- SPG7a Vehicle and Pedestrian Movement
- SPG8a Waste and Recycling
- SPG8b Materials
- SPG8c Environmental Performance
- SPG8d Biodiversity, Landscaping & Trees
- SPG9 Sustainability Statement
- SPG10a The Negotiation, Management & Monitoring of Planning Obligations
- SPG10b Affordable Housing
- SPG10c Educational Needs Generated by New Housing Development
- SPG10e Improvements to public transport infrastructure and services
- SPD Housing

4. CONSULTATION

Statutory	Internal	External
London Fire Brigade London Borough of Enfield Bounds Green Underground	Strategic and Community Housing Transportation Group Building Control Cleansing Ward Councillors	<u>Amenity Groups</u> Bounds Green Residents Associations <u>Local Residents</u> <u>Total No of Residents Consulted: 64</u>

5. RESPONSES

5.1 Local Residents

5 Letters of objection on the following grounds:-

- Proposal will result in several new dwellings in an already overcrowded area with the associated problems of litter, noise, crime and traffic. The population has risen excessively and is unsustainable by the existing infrastructure.
- There will probably be car parking backing onto the rear gardens of the houses on Queens Road. Car parking is ambiguous in the planning document and needs to be specifically addressed. This will bring associated noise and nuisance from vehicles arriving and leaving 24 hours a day. Lighting will also create disturbance.
- Loss of privacy from rear facing windows, which are larger and higher in number than the existing dwellings which will look directly into the gardens and properties on Queens Road.
- The rear facing balconies will also lead to noise pollution for adjacent neighbouring properties on Queens Road and Brownlow Road and overlooking and loss of privacy.
- Garden grabbing is a problem in Haringey and this is what is happening with this development since the garden has already gone in preparation for more development.
- Overdevelopment of a small site.
- Bounds Green Residents Association: The proposals are much better than the previous application. Raise a number of issues in respect of parking, garden area required to be clarified, and roof of building should not have anything on it, any gutters or down pipes should not damage the clean lines of the building.

5.2 Amenity Issues

London Fire and emergency Planning Authority: -The Brigade is satisfied with the proposal.

Waste Management: - Wheelie bins or bulk waste containers and bulk waste container must be located no further than 10 meters from the collection point.

Transportation: - The application site is located in an area that has a high PTAL of 6 and is a short walking distance from Bounds Green underground station. The site is also located within the Bounds Green CPZ, which operates between Monday and Friday 10:00am- 12:00 noon and provides some level of on-street parking control. It is therefore likely that the potential occupiers of this residential development would use public transport for journeys to and from the site.

Furthermore, the site is not located within an area that has been identified in Haringey Councils adopted UDP as that suffering from high on-street parking pressure. The development is unlikely to have any significant adverse impact upon the existing generated vehicular trips or parking demand in this location. It has been noted that the applicant has made provision for secure cycle storage for each of the residential units. However, the location could benefit from improvement of the uneven footway along Brownlow Road. To further encourage journeys by foot and cycle the applicant should be required to contribute towards a scheme to relay the paving slabs to the sites frontage.

The highway and transportation authority do not wish to raise any objections to the proposed development subject to conditions that the applicant:

1. Contributes £25,000 through a Section 278 agreement towards an improvement scheme aimed at assisting pedestrians and cyclists, to the sites frontage onto Brownlow Road.

Reason: To improve the conditions for pedestrians and cyclists at this location and reduce any potential highway safety hazards for pedestrians and cyclists along Brownlow Road.

2. The proposed development requires the existing crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Informative: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 The main issues in respect of this application are considered to be:

1. The Principle of Residential Development
2. Density
3. Dwelling Mix
4. Size, layout and external amenity space
5. Design – Height, Bulk and Massing
6. Residential Amenity
7. Trees and Landscaping
8. Traffic and Parking
9. Sustainability
10. Waste Management
11. Security and Crime Prevention

The Principle of Residential Development

- 6.2 The application seeks permission to demolish the existing pair of semi-detached properties and redevelop the property to use the site for 8 self contained residential flats.
- 6.3 The demolition of the existing buildings constitutes permitted development under Part 31 of the General Permitted Development Order 1995 and therefore planning permission is not required to demolish the existing buildings. As the site is not within a Conservation Area, Conservation Area Consent is not required for the demolition.
- 6.4 The property is currently in use as residential bedsits/studios and reuse of the site for residential purposes would be appropriate and in keeping with Haringey Unitary Development Plan – HSG1 – New Housing Developments.
- 6.5 The rear garden of the application site has been subdivided into two separate planning units. The applicants have stated that the rear part of the site is not in their ownership and forms a separate site.

Density

- 6.6 The London Plan sets out a number of different density ranges to be achieved depending on the local context and public transport accessibility. The council considers the public transport accessibility level (PTAL) for this site to be 6 with a CPZ in the locality. For the purpose of the London Plan matrix, the site would be considered 'urban' with mostly terraced houses and flats. Therefore, the London Plan specifies a density range of 200 - 700hrh.
- 6.7 The site plus 6m depth of road frontage has an area of 714.5 square metres (0.07145 hectares). With 28 habitable rooms, the density of the development would be 392 habitable rooms per hectare (hrh).

Dwelling Mix

- 6.9 Policy HSG10 states that all new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.
- 6.10 The revised proposal for eight units comprises of 8 x 2 bedroom flats. The Council's guidance for dwelling mix, SPD Housing section 7.2 states that the Housing Needs Survey (2007) identifies a short full of all sizes of accommodation. However, the requirement is most acute for affordable three and four bedroom properties.

- 6.11 As the revised proposal falls below the 10 unit threshold for affordable housing, the Housing SPD states that a recommended mix for private market housing is 1 bed 37%, 2bed 30%, 3 bed is 22% and 4+ bed is 11%. Whilst the proposal does not comply with this dwelling mix, as the site is located in very close proximity to Bounds Green Underground Station and is considered to be acceptable in this case.

Sizes and Layout and amenity space of proposed units

- 6.12 The proposed units meet the required size units and provide balconies for each flat. The stacking of the units is considered to be acceptable and would not detract from the amenity of future occupants. The total external garden amenity area is provided is 250sqm of which 23 and 25sqm are attached to the two ground floor units and a rear communal garden amenity space with an area of 201sqm is also provided. This meets the required 25sqm of external amenity space for each unit required by SDP housing and over 5 units, 5sqm per unit above 5 units. The proposal therefore complies with the provisions of policy UD3 'General Principles' and SPD Housing.

Design - Height, Bulk and Massing

- 6.13 Policies UD3, UD4 and SPG1a require new development to be of a high standard of design using good quality materials. In particular, they should respect the rhythm, form and massing, the height and scale and the context of the site. The spatial and visual character of the development site and the surrounding area/street scene should be taken into consideration in the design of developments.
- 6.14 The existing two semi-detached Victorian dwelling houses are surrounded by houses and flats. To the North of the application site are two semi-detached Victorian dwelling houses and four storey blocks of flat and to the south is a 4 storey 1930's block of flats with shops on the ground floor (Station Chambers).

The revised development seeks accommodation on four floors, the fourth floor being set back from the frontage. There is a suitable transition from the east to the west of the site and is more appropriate to the height of buildings in the surrounding area.

- 6.15 The footprint of the building has an area of 175sqm and now sits within the site well. The height is 11m from ground level, but the top floor is recessed from the frontage and would be finished in white render. The perceptible height of the building at third floor level is 9.5m.

6.16 The design of the frontage proposed is similar to two other well regarded schemes in the Borough which both feature pale yellow facing brickwork, dark grey anodized aluminium framed windows, recessed and projecting balconies and extensive planting, particularly to the front of the building. It is considered that this design will make a positive contribution to the block and area as a whole. In respect of guttering, pipe work and storage on the roof, it is recommended conditions be attached requiring details to be submitted in respect of these elements of the scheme. Overall, the scheme is deemed to be acceptable in design terms, and in keeping with provisions of policy UD3, UD4 and SPG1a and SPD Housing.

Residential Amenity

- 6.17 Policy U3, SPG3a and SPD Housing state that the Council will require development proposals to demonstrate that there are no significant adverse impacts on residential amenity or other surrounding uses in terms of loss of daylight, sunlight, privacy, overlooking, aspect, air, water, light and noise pollution, smell or nuisance. The footprint of the building is now more appropriate and would not significantly detract from the amenity of the adjacent properties.
- 6.18.1 Four objections have been received from residents in Station Chambers, the neighbouring property, on grounds of overdevelopment, destruction of a vernacular building, overlooking from the proposed balconies and increased traffic. SPD Housing states that 'The Council expects new developments to maintain the level of privacy enjoyed by adjoining properties and not to create new problems of overlooking'.
- 6.19 In this case, balconies are proposed on the front and the rear elevations. The balconies are either enclosed balconies or protruding balconies have visual guards on the side elevation to reduce problems of overlooking. These are considered to be acceptable and would not result in significant harm to the amenities of the neighbouring properties. Furthermore, properties on Queen's Avenue are approximately 48sqm from the rear building line, and although these houses have short gardens, the distance between the rears of the properties is sufficient not to create significant harm to their amenity. The proposal is not therefore in conflict with policy UD3 'General Principles' and SPD Housing.

Trees and Landscaping

- 6.20 Policy OS17 and SPG8d seek to protect and improve the contribution of trees, trees masses and spines to local landscape character. The existing site has no significant trees on the site. Landscaped area at the front of the site and rear garden area is proposed. If permission were to be granted, a condition should be attached to ensure a tree planting and management of the landscaped areas ensues. The proposal satisfies policy OS17 and SPG8d.

Traffic and Parking

- 6.21 PPG13 'Transport' notes paragraph 49 states that "The availability of car parking has a major influence on the means of transport people choose for their journeys".
Policy M10 states that the Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and peoples with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration. Development proposals will be assessed against the parking standards set out in the UDP which are in turn assessed against the London Plan matrix.
- 6.22 Policy M3 states that the Council will require developments with high trip generating characteristics to be located where public transport accessibility is high; located where the need to travel by car will be reduced and use of public transport increased. Both policy M3 and M4 along with SPG7a require new proposals to have a building location, design and layout which encourages walking and cycling.
- 6.23 The proposed development lies in an area with a public transport accessibility level of 6A and it s a short walking distance from Bounds Green Station and located in the Bounds Green CPZ operating Monday to Friday 10-12pmhrs and provides some level of on street parking control and it is therefore likely that potential occupiers of this residential development would use public transport for journeys to and from the site.
- 6.24 Furthermore, the site is not located within an area that has been identified in Haringey Councils adopted UDP as that suffering from high on-street parking pressure. The development is unlikely to have any significant adverse impact upon the existing generated vehicular trips or parking demand in this location.
- 6.25 Transportation accepts that a car free development would be appropriate for the above reasons. Accordingly if planning permission were to be granted, it is recommended that a condition be attached to ensure that the development remains a car free development.
- 6.26 It has been noted that the applicant has made provision for secure cycle storage for each of the residential units. However, the location could benefit from improvement of the uneven footway along Brownlow Road. To further encourage journeys by foot and cycle the applicant should be required to contribute towards a scheme to relay the paving slabs to the sites frontage. The highway and transportation authority do not raise any objections to the proposed development subject to conditions that the applicant contributes through Section 278 agreement towards improvement scheme aimed at assisting pedestrians and cyclists, to the

sites frontage onto Brownlow Road and remove a redundant crossover.

Sustainability

- 6.27 Policy UD2 requires sustainable design and construction to form an integral part of any scheme, requiring energy efficiency and renewable energy sourcing measures to be considered. In addition, the Council will seek that development schemes take into account, where feasible, environmentally friendly materials, water conservation, recycling and sustainable urban drainage systems (SUDS). Policy ENV3 states that all new development should incorporate water conservation methods. Policy ENV9 states that the council will encourage energy efficiency and a reduction in carbon dioxide emissions, while ENV10 requires all major developments to provide an energy assessment with their planning application, showing an on-site provision of 20%, where feasible, of their projected energy requirement from renewable sources.
- 6.28 A sustainability statement and checklist has been submitted and the sustainability measures proposed and in keeping with the provisions of Policy UD2: Sustainability, ENV3, ENV9 and ENV10. The scheme will be sustainable by reason of:
1. Accessible by public transport
 2. Natural light and ventilation
 3. Solar water heating;
 4. Water Conservation. The proposal does not have any measures for grey water recycling or rainwater harvesting or drainage impact assessment has not been submitted. A condition can be added in respect of this matter.
 5. High efficiency boilers
 6. A condition attached to ensure that the development meets with level 4 Code for Sustainable development.

Waste Management

- 6.29 Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material and for large developments to produce a waste management plan. In addition, the Council will encourage the allocation of space for composting in developments with gardens. Haringey Waste Management has been consulted and advised that the following provision would be required:
- 6.30 The development will require: - a bin storage area large enough to house 2 x 1100ltr refuse bin and 1 x 1100ltr recycling bin, space for organic waste caddy and x garden waste bags. A refuse and cycle storage area has been provided at the front of the site. A condition should be attached to ensure that details are submitted to comply with the required standards and with policy UD7 and SPG8a.

Safety, Security and Crime Prevention

- 6.31 Policy UD3 and SPG5 requires all new development to take into account the provisions of Circular 5/94 Planning Out Crime and the 'Secured by Design' initiative. This has not been addressed in this scheme. As such the development does not satisfy policy UD3 and SPG5.

The London Fire & Emergency Planning Authority (LFEPA) and Haringey Building Control are both satisfied with the development in terms of fire and emergency access.

Planning Obligations and s.106 Agreements

- 6.32 In line with Supplementary Planning Guidance 10a 'Negotiation, Management and Monitoring of Planning Obligations and SPG10c 'Educational Needs Generated by New Housing', the LPA will seek an educational contribution in connection with this development. The education contribution as per the scheme submitted and calculated in accordance with SPG10a would amount to £25,00.00
- 6.33.1 The LPA also requires the developer to enter into a s278 agreement to provide for highway improvement works estimated at £25,000.00 aimed at assisting pedestrians and cyclists, to the sites frontage onto Brownlow Road and for the removal of a redundant crossover. A condition will be included on the planning permission that prevents the developer from implementing the planning permission unless they have first entered into a s278 agreement to provide for these works.

7.0 SUMMARY AND CONCLUSION

- 7.1 The revised proposal which has a third floor which is set back from the frontage, and has reduced the ground floor footprint and the bulk, massing and scale of the building at the rear of the property. The proposal is now more in keeping with the pattern of development in the surrounding area and would not have any significant impact on the amenity of the adjacent residential properties.
- 7.2.1 The revised scheme overcomes issues of loss of aspect, sunlight and daylight. Issues of overlooking and loss of privacy from balconies on the rear elevation are significantly reduced by the use of inset balconies and screens on the side elevations.
- 7.2.2 In respect of the layout, the units meet the required size standards and provide a balcony for each flat and the external amenity space meets the required standards. The proposal is therefore in keeping with the provisions of policy UD3 'General Principles' and SPD Housing.

7.2.3 The design of the proposed building is similar to other well designed schemes in the Borough and would contribute to the character and appearance of the local area. Overall, the scheme is deemed to be acceptable in design terms, and in keeping with intent of policy UD3, UD4 and SPG1a and SPD Housing. A sustainability statement and check list has been submitted the sustainability measures proposed are in keeping with the provisions of Policy UD2: Sustainability, ENV3, ENV9 and ENV10.

8. RECOMMENDATION 1

8.1 That planning permission be granted in accordance with planning application reference number HGY/2010/1444 and associated conditions and subject to a pre condition that the applicant shall first have entered into an agreement with Haringey Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

1. An Education contribution of £25,000.00 based on the formula set out in SPG10c and the most up to date figures.
2. A sum of £1000.00 shall be made towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the residential units hereby approved shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO)
3. Administration charge of £1000.00 as required by SPG10a. The total amount of s106 contribution would be £27,000.00

RECOMMENDATION 2

GRANT PERMISSION subject to conditions

Applicant's drawing No. (s) 01 and 02

Subject to the following condition(s)

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. No development is to begin or material operation carried out with the intention of implementing this planning permission unless the developer has first entered into an agreement with the Council made pursuant to Section 278 of the Highways Act 1980, to provide for a full scheme of works for the highway improvements to assist pedestrians and cyclists, to the sites frontage onto Brownlow Road and for the removal of the existing vehicle cross over.

Reason: To improve the conditions for pedestrians and cyclists at this location and reduce any potential highway safety hazards for pedestrians and cyclists along Brownlow Road.

3. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

EXTERNAL APPEARANCE / SITE LAYOUT

4. Notwithstanding the approved plans, no development shall commence until precise details of the front, side and rear elevations on drawings at a scale of 1:20 showing details which include fenestration, balconies, and location of guttering and pipework, have been submitted to, approved in writing, and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area

5. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development, including details of the front boundary railings, hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

6. Details of a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

7. Notwithstanding any indication on the submitted drawings details of the siting and design of all new fencing or other means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction. The means of enclosure thereafter shall be erected in accordance with the approved details prior to the commencement of the use of the approved development.

Reason: To ensure a satisfactory appearance for the development.

8. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers to include 2 x 1100ltr refuse bins and 1 x 1100ltr recycling bins. Each 2 bed flat will require space for 1 x organic waste caddy, 1 x green recycling box and 1 x garden waste bags, shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

PERMITTED DEVELOPMENT

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A to F of Part 1 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

CONSTRUCTION

10. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

11. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

12. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

13. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

14. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: To ensure the satisfactory appearance of the development.

16. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:
2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.
- (b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central

heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development. Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

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16. The proposed development must achieve level 4 Code for Sustainable Homes.

Reason: To ensure that development is in line with National Policy and Local Policy Guidance.

INFORMATIVE: The development requires naming / numbering. Please contact Local Land Charges (tel. 0208 489 5573) at least 8 weeks before completion of the development to arrange allocation of suitable address(es).

INFORMATIVE: In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant: a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution, b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and c) looks to ensure the separation of foul and surface water sewerage on all new developments.

INFORMATIVE: The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: The implementation of a suitable soundproofing scheme is now required as part of the Building Regulations 1991 - Part E. The applicant is now therefore required to formally consult the Council's Building Control Division, 639 High Road, N17 8BD (tel. 020 8489 5504).

INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

RECOMMENDATION 3

In the event that an agreement under Section 106 of the Town and Country Planning Act 1990 (As Amended) is not signed by 9th January 2011 or within such extended time as the Council's Assistant Director (Planning and Regeneration) shall in his direction allow, the application shall be refused for the following reason: The proposal fails to provide an Education contribution in accordance with the requirements set out in Supplementary Planning Guidance SPG10c of the Haringey Unitary Development Plan (2006).

RECOMMENDATION 4

In the event that the planning application is refused for the reason set out in recommendation 3 above, the Assistant Director (Planning Policy and Development), in consultation with the Chair of the Planning Applications Sub- Committee, is hereby authorised to approve any further application for planning permission which duplicates this planning application, provided that: - (i) there has not been any material change in circumstances relevant to planning considerations, and (ii) the further application for planning permission is submitted to and approved by the Assistant Director (Planning and Regeneration) within a period of no more than 12 months from the date of the refusal, and (iii) the relevant parties shall have entered into an agreement under section 106 of the Town and Country Planning Act (As Amended) as outlined above to secure the obligations specified therein.

REASONS FOR APPROVAL

Whilst the proposed redevelopment of this site for residential use is considered acceptable as it is compatible with surrounding uses. The siting, design, form, detailing of the block of flats are considered sensitive to its surrounding and character of the area and will provide good quality residential units. As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008).

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Site plan

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