

Report for: Regulatory Committee

Item number:

Title: Planning Services 2017/18 update

Report authorised by : Emma Williamson, Assistant Director, Planning

Lead Officer: Dean Hermitage, Matthew Patterson, Neil Goldberg, Fortune Gumbo, Bob McIver

Ward(s) affected: N/A

**Report for Key/
Non Key Decision:** for information

1. **Describe the issue under consideration**
A report on the work of the Planning Service in the financial year 2017/18 to date.
2. **Recommendations**
 - a) That this report be noted
 - b) That the Enforcement Plan go forward to Cabinet for approval for consultation
3. **Reasons for decision**
Not applicable
4. **Alternative options considered**
This report is for noting and as such no alternative options were considered.
5. **2017/18 work report**

Development Management

- Applications during **2017/18: 3404**
- Applications in same period **2016/2017: 4020**
- Number of cases on-hand end March **2017/18: 477**
- Appeals during **2017/18: 99**
- Appeals dismissed during **2017/18: 60**
- Cumulative during **2017/18:**
 - Majors : **100%**
 - Minors : **97%**
 - Others : **98%**
 - PSO : **89%**
 - Validation: **9 working days**

Performance overview

- 5.1 ___ Performance has been maintained at 100% and is top quartile in London for 'Major' Applications. Our performance for 'Minor' applications has improved and is top quartile in London at 98%. 'Other' applications have also improved and is now also top quartile in London at 99%. Performance has improved even further in the latter part of the year and we expect to be top quartile in all categories in the next financial year.
- 5.2 In 2017/18 we have decided a total of 32 major applications compared to 35 in the previous financial year. It is expected that this figure will increase in the coming years. The average time of decision has increased from 185 to 233 days between these time periods, however all of these have been subject to planning performance agreements / extensions of time which are mutually agreed with applicants and encouraged in national guidance.
- 5.3 In 2017/18 we have decided 606 'Minor' applications which is a 9% increase on the 544 'Minor' applications decided during 2016/17. There is also a significant reduction in average decision time from 93 days to 68 days. During 2017/18 we have decided 1197 'Other' applications which is a 28% decrease on the 1671 'Other' applications decided during 16/17. The average decision time has reduced from 66 days to 57 days.
- 5.4 Performance on validation has increased from an average of 7 to 9 days, however this is a product of the Systems thinking approach where there is a delay before validation rather than before decision.
- 5.5 Caseloads have remained at around 40 throughout the 2017/18 financial year with its peak during February 2018 at 43 cases per officer, and the lowest during December 2017 at 34 cases per officer. The number of on hand applications is around 50 less than this time last year and this is a reflection of our new approach as well as a focus on resolving a backlog of long standing applications. The on hand applications have remained between 400 and 500 cases throughout the 2017/18 financial year with the peak during May 2017 at 501 on hand applications, and the lowest during December 2017 at 406 on hand applications. As of the end of June, there are currently 462 on hand applications. The number of applications over 26 weeks is now at around 42. These cases are all complex or awaiting section 106 sign off.

Pre-application advice

- 5.6 During 2017/18 there have been 170 pre-application meetings generating a total of £204,166 of income compared to £235,680 generated from 270 pre-application meetings last year within the same period. In 2017/18 there have been 135 householder pre-application meetings generating £40,736 of income compared to £32,906 generated from 202 householder pre-applications meetings last year within the same period.
- 5.7 The use of Planning Performance agreements (PPA's) has continued to increase and so far this year the service has received in excess of £700,000 in income from these agreements and we currently have more than 15 live schemes that have PPA's.

5.8 Meeting the deadline for providing advice following pre-application meetings is steadily improving and continues to be a focus for the team.

Systems Thinking (Planning Solutions Team)

5.9 The Planning Solutions way of working was rolled out across the teams in 2016/17 and has impacted on the end to end time of determining planning applications across the service. The table below is for all applications and is the average end to end time for determination.

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
Received	2951	3479	3907	4019	3399
Approved	2372	2807	2935	3255	2659
Refused	338	470	709	506	385
Average day	73	76	69	61	54

5.10 IT issues do continue to hinder further improvement and a new system is still under consideration.

Planning Decisions

5.12 The Planning Committee has met 15 times in 2017/18 and has resolved to grant 3,954 units and 29,187 sq.m. of commercial floorspace.

Planning Enforcement

- Enforcement complaints received during 2017/18: **843**
- Enforcement notices served during 2017/18: **76**

5.13 Improvement of the planning enforcement team is ongoing and performance has improved significantly over the year with notifications of decisions within the 8 week at **92%**. A supplementary pack with all the key planning enforcement statistics is appended to this report.

5.14 Further improvement of the Enforcement Service includes a plan to, amongst other things, make the service self-financing through proceeding with Proceeds of Crime Act (POCA) cases. These will be taken forward in the next financial year. The other key tenant of pursuing POCA is to reduce re-offending and also act as a deterrent to would be offenders.

5.15 Further member engagement on enforcement training and priorities is planned for later on in the financial year.

5.16 A new draft Enforcement Plan is being put before the members for consideration and then to be put before Cabinet to be agreed to be published for consultation. This plan replaces the 'Enforcement Charter and the 'Guide to Planning Enforcement' documents. The key points to note are:

- 1) The policy is produced pursuant to the requirements of the NPPF and the NPPG.
- 2) Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control
- 3) The key changes relate to how the Council will negotiate with parties in breach planning controls depending on the nature of the breach and the identity of the parties. This is meant to address known repeat offenders and parties who have sought permission and proceeded with the works after permission had been declined.
- 4) The use of confiscation powers under POCA. This achieves a number of objectives, namely, to reduce repeat offending; act as a deterrent; and provide essential funding for the enforcement team.

PLANNING POLICY

Haringey Local Plan

5.15 July 2017 saw the suite of new Local Plan documents formally adopted by the Council. This included the alterations to the Strategic Policies (2013) to reflect the increase in Haringey's strategic housing requirement from 820 units p.a. to 1,502 within the last iteration of the London Plan. The other Local Plan documents adopted were:

- The Site Allocations DPD – that identifies strategic sites (outside Tottenham) for specific types of development in order to deliver the vision, objectives and spatial strategy of the Strategic Policies;
- The Development Management DPD – that contains detailed criteria based policies that planning applications for development or land use will be assessed against; and
- The Tottenham Area Action Plan - Sets out a comprehensive set of policies, proposals and site allocations for future development within the Tottenham area.

5.16 In addition to the above documents, work is has continued on preparing an Area Action Plan (AAP) for Wood Green. The purpose of the AAP is to provide a statutory basis for realising the development potential within the Wood Green area, which includes significant Council landholdings, and the opportunities therein to strengthen the status of the Wood Green Metropolitan town centre.

5.17 The beginning of 2017 saw the Council undertake consultation on an initial Preferred Option draft of the AAP. This included an ambitious level of growth to support a rejuvenated town centre, with a significant focus on promoting economic growth in Wood Green. The consultation also set out the Council's preferred option of a single more centrally located Crossrail 2 station to serve the area.

5.18 A significant number of comments were received, the majority of which were in support of the approach outlined. However, the analysis suggested a number of issues to address including:

- Significant opposition from occupants of properties Caxton, Mayes, and Coburg Rd to the potential inclusion of their homes for redevelopment within the AAP;
- Concerns regarding the ability to manage the potential additional traffic generated by the redevelopment of Wood Green on the existing road network, notably from residents of Wightman Rd and the Harringay Ladder;
- The need, and local support for, the provision of a new swimming pool to address current deficiencies within this area and across the borough as a whole;
- Artists in the Chocolate Factory and other local traders were concerned with being priced out of the area in favour of regeneration;
- The concerns of the residents of Sky City and Page High about how redevelopment of their estates would affect them and what their rights and options were for relocation;
- The uncertainty around the functioning and route of Crossrail 2 (CR2) and whether the Council can and should have regard to the benefits of this strategic transport provision if its delivery is uncommitted.

5.19 Further work was therefore done to address the above concerns. With respect to CR2, legal advice suggested that the Council would be unable to advance an AAP predicated on the provision of CR2, given its status of 'uncommitted'. Given there was a clear appreciation from the vast majority of people engaged at local consultation meetings, exhibitions, and workshops that Wood Green needs to change and grow if it is to remain a successful town centre, the decision was taken to prepare a further 'without CR2' Preferred Option draft.

5.20 This was subject to consultation over February – March 2018. The results of the consultation are being analysed by the team, with these due to be reported to Regulatory Committee and Cabinet later in the year for members to decide on the changes needed to respond to the comments received.

Neighbourhood Planning

5.21 The policy team continue to support neighbourhood forums progressing their neighbourhood plans.

5.22 The Highgate Neighbourhood Plan (NP), which includes areas within both Camden and Haringey, was formally adopted by both councils in July 2017. The adoption following independent examination in December 2016 and a referendum of local residents and businesses in June 2017. The Highgate NP now forms part of the Haringey Local Plan and is used in the determination of planning applications within the Highgate area.

5.23 The Crouch End Neighbourhood Forum and Area were designated by the Council in December 2015. The Forum has been actively engaging the local community in discussions about the issues their plan should address. As yet, the Forum has not yet provided the officers with any draft proposals or policies for comments. Officers from the planning team will continue to offer their support and attendance at forum meetings, and any assistance as necessary to progress their draft plan.

5.24 The policy team have also been engaging with members of an emerging neighbourhood forum for the Finsbury Park area, covering parts of Haringey,

Hackney and Islington. An application was received earlier this year for designating the forum and the neighbourhood area from 14 May to 25 June 2018. This results of the consultation will be reported to the three council, likely to be in September 2018, who will need to decide whether to approve the applications.

S106/CIL

- 5.25 Consultation on revisions to Haringey's existing CIL was held March - May 2017. The CIL revision included an update to the Council's adopted (2014) CIL rate in the south-eastern charging zone from £15m2 to £130m2 for residential development, excluding Mayoral CIL. The rest of the Charging Schedule remained unchanged.
- 5.26 The consultation also invited comments on a revised Regulation 123 List (i.e. the list of infrastructure types the Council intends to spend its CIL on), and the Council's proposed governance arrangements for spending both the neighbourhood and strategic portions of CIL.
- 5.27 While 15 representations were received, only one raised a valid issue – that, for outline applications the Council has already granted, the new CIL rate would be applicable to subsequent reserved matters applications. In these circumstances, the increase in CIL would have a significant detrimental impact on delivering these schemes and the levels of affordable housing negotiated. Following legal advice, it was concluded that the sites affected would discharge their pre-commencement conditions by January 2019. Given there was no desire to undermine the current levels of affordable housing agreed on these sites, Cabinet recommended to delay the revision of the CIL until a projected implementation date of January 2019.
- 5.28 To support the adoption of new policies in the Local Plan and changes made to the Regulation 123 List, consultation was undertaken, over November - December 2017, on a much revised Planning Obligations SPD. Working with legal and other teams across the Council, the revisions also had regard to the Mayor of London's new Affordable Housing and Viability SPG, recent case law, and changes in best practice. The revised SPD was reported to Cabinet in March 2018 and formally adopted.

Other work

- 5.29 An Article 4 Direction, restricting rights to convert warehouses to residential use, was formally brought into effect in July 2017. This was felt necessary to protect the borough's important employment areas from residential encroachment, which can often lead to displacing local businesses and a loss of local jobs.
- 5.30 The policy team also led on drafting the Council's response to the Government's proposed amendments to the National Planning Policy Framework and to developer contributions. The changes proposed have significant implications for Haringey, in particular, the demonstration of housing delivery and penalties for falling short of targets, the loading of viability

considerations on the plan-making process, and how the definition of affordable housing might be broadened even further.

5.31 Significant effort has been put in to improving the Council's monitoring processes, ensuring the right data is gathered to monitor the effectiveness of the new Local Plan policies and our development management decisions. The team have sought to put in place processes to allow for quarterly monitoring of key AMR indicators to allow for reporting through the year against targets and is aiming to have a draft 2017/18 AMR available in July 2017.

5.32 Going forward the focus of the Policy Team will be on:

- Engagement with the GLA over the implications of the new London Plan for the Borough, including the further increase in Haringey's strategic housing requirement from 1,502 to 1,958 units p.a., the challenging small sites target of over 600 units p.a, and ensuring the new policies to do not undermine our ability to make decisions in the best interests of Haringey.
- Continuing to review and update our current suite of Supplementary Planning Documents (SPDs), ensuring these remain valid and reflect the new policies of the Local Plan.
- Engaging and collaborating with our neighbouring authorities over their emerging strategies and plans, especially on cross boundary issue of importance to Haringey.
- Making meaningful progress on the North London Waste Plan.
- Continuing to input into other corporate documents and strategies.
- Actively engaging the development community to better understand why some sites have not come forward for development and why permissions are slow to be built out.
- Restarting the revision of Haringey's CIL rates in early 2019.
- Keeping abreast of the publication of further planning and housing reforms.

Conservation

5.33 Following the adoption of 6 conservation area appraisals and management plans for the Tottenham High Road Historic Corridor, 2017/18 has seen work commence on a further 7 appraisals: Tower Gardens; Peabody Cottages; Trinity Gardens; Wood Green Common; Bowes Park; Muswell Hill; & Fortis Green. The draft appraisals and management plans for these conservation areas will be reported to Regulatory Committee later in the year for review and endorsement for public consultation.

5.34 Work continues to review and update Haringey's Local List (i.e. the list of buildings and features across the Borough that, while not making the grade of statutory listing, are still important to local heritage and worthy of identification and recognition). Work has been progressed with the local CAAC's to evaluate proposals for inclusion on the list, before bring this to Regulatory Committee for approval for formal consultation later in the year.

3.35 The team continues to make a major contribution to supporting planning officers in dealing with planning applications affected the Borough's heritage as well as providing input at the pre-application stage.

Transportation Planning

- 5.31 The team's priority has been the new Transport Strategy which was adopted in March 2018. The new strategy outlines the overarching transport policy for the borough over the next 10 years. The strategy supports the council's planning service, the delivery of regeneration and will help secure vital investment to improve Haringey's transport system, in particular to enable more people to walk and cycle.
- 5.32 Sustainable Transport is at the heart of the new strategy and the team is leading on a range of measures to mitigate the impact of motor traffic and reduce the reliance on the private car. These measures include: setting up a car club contract, managing car sharing initiatives and point to point car hire; supporting the use of electric vehicles, installing electric charging infrastructure and working with Transport for London (TFL) to develop a rapid electric charging network within the borough; and introducing a future dockless bike sharing scheme in the borough. Crossrail 2, if approved, will transform access and capacity across much of the Borough and the team continues to work with all parties to promote its introduction. In addition the team is working to secure improvements to a number of rail routes including: the Barking Gospel Oak line and the West Anglia main line through Tottenham Hale and Northumberland Park which will include an additional track between Tottenham Hale and Angel Road to allow a 4 trains per hour service to be introduced serving a redeveloped station at Northumberland Park.
- 5.33 Equally important to Haringey's sustainable transport system is its bus network. The team will be prioritising a review of buses in, and through, Haringey to ensure residents are taken from and to their desired locations and is consistent with the council's regeneration and growth priorities. The team will also work with the bus providers and TFL to support the electrification of their fleets and to ensure the bus network meets the needs of residents.
- 5.34 The team continues to closely work with the Smarter Travel team to deliver behavioural change programmes in schools and communities; cycle promotion and cycle training initiative; and road safety projects. Both teams will shortly be commencing a new staff travel.
- 5.35 Following a successful bid in October 2017, the transport planning team secured £5.8m to deliver a Liveable Neighbourhood in Crouch End Town Centre. The project will encourage more walking, cycling and the use of public transport. The aim is to encourage more active travel in the area, tackle congestion and improve air quality and residents' well-being. The project is funded over four years and the team will assist the council's Sustainable Transport and Highways team to commence and further develop the bid this year.
- 5.36 TFL allocated £1.9m Local Implementation Plan (LIP) funding for transport projects in December for delivery in 2018/19. Transport planning is leading on the planning of cycle routes and improving walking in the borough through the development of a cycling and walking action plan. The team is also working

closely with regeneration and highway engineers on the implementation of a LIP funded major project around White Hart Lane station.

- 5.37 The team is producing the next LIP submission which is for three years from 2019/20 to 2021/22. The LIP will need to be submitted to TFL for approval in February 2019. Following approval, these funds will provide more investment for a range of transport projects and programmes. The amount available has yet to be announced by TFL.
- 5.38 A focus going forward will be preparing the next LIP, the cycling and walking action plan and a bus review. The team will continue to work closely with the Sustainable Transport and Highways team and Smarter Travel team; community groups and stakeholders; and TFL and transport providers, to deliver the prioritise and outcomes set out in the adopted Transport Strategy.

BUILDING CONTROL

- Fee earning Applications received 2017/18 (Apr - Mar) - 1029
 - Fee earning Applications received 2016/17 (Apr – Mar) – 1368
 - Fee income from applications 2017/18 (Apr - Mar) – £686K
 - Fee income from applications 2016/17 (Apr – Mar) – £651K
- 5.35 Haringey Building Control Service continues to provide valued customer services that customers (in their various guises) both appreciate and value. Fee earning applications over the year are lower compared to last year, however fee income is slightly higher, reflecting the nature of the applications we are currently dealing with. Building Control continue to be asked to check applications outside of our Borough (a sign that we are considered contactable, approachable and reliable), although we have to be careful in not taking on more applications than we can service, especially as the work on the major sites in the Borough are becoming more surveyor intensive, requiring more and more inspections. Fee income continues to look positive, partly due to larger projects, such as St Lukes, Hornsey Depot, Hampden Lane and THFC being on site. Work on the THFC stadium continues apace (and will have a major impact on workload over the next 6 months as this will include the issue of the safety certificate) and the last 15 months has been difficult balancing the building works whilst covering other elements of Building Control. Building Control will be issuing the Safety Certificate (although it is likely to be a temporary certificate for the first matches, which again will impact workload) and monitor compliance on a match by match basis.
- 5.36 Dangerous Structures have as always been ever prevalent, both within normal office hours and outside office hours with the team being “called upon” over 150 times in the last year.
- 5.37 BC consult continues to grow in stature providing affordable expert advice to other Council services. This advice ranges from party wall agreements to feasibility studies to structural surveys to structural repairs to bridge inspections and strengthening to highways related works and so on. The consultancy work continues to grow and is widely used by colleagues in Homes for Haringey and continues to be respected throughout the Council. This growth has also been

reflected in the fee income for this service, with the gross income for this area of working being over £600K.

- 5.38 At the end of the year we finally managed to complete the first stage of our restructure, now the challenge is to try and recruit staff into the vacant positions. The last year has been a challenge for the Building Control sector in general given the events in west London and going forward we will, along with other Local Authority Building Control colleagues, will be monitoring and reviewing the recommendations made by Dame Judith Hackitt. It is still too early to judge exactly what direction the Government will take (as the Hackitt review has issued recommendations) and further working groups and consultations are being set up, that we will participate in.

MEMBERS

- 5.39 Members have been on a number of learning visits to large developments around London and a number of members attended a recent training session on viability. The Members training programme is currently being refreshed and it is proposed to rerun the viability training and that training on heritage and conservation will be provided in the new programme. Members should let the Planning Service know of any other training needs.

6. Contribution to strategic outcomes

The Planning Service contributes to outcomes in Priority 4 and 5.

7. Local Government (Access to Information) Act 1985

Planning Applications are on the Planning Register on the Council's website and the Local Plan Documents are also on the Council's website.