

**Report for:** Cabinet – November 2018

**Item number:**

**Title:** Authority Monitoring Report 2017/18

**Report**

**authorised by:** Helen Fisher– Director of Planning, Regeneration and Development

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**Ward(s) affected:** N/A

**Report for Key/**

**Non Key Decision:** Non Key

## **1 Describe the issue under consideration**

- 1.1 The Authority Monitoring Report (AMR) is used to assess the effectiveness of Haringey's planning policies and to inform any future revisions to policies or their implementation.
- 1.2 This AMR covers the monitoring period 1st April 2017 to 31st March 2018. This is the fourth AMR prepared since the Corporate Plan 2015-18 was published. Therefore, in addition to covering planning policy performance the AMR will also engage with the priority outcomes covered by the service that are reflected in the Corporate Plan. This will help to set a framework for future reporting, where further opportunities for alignments with the Corporate monitoring process can be explored.

## **2 Cabinet member introduction**

- 2.1 TBC

## **3 Recommendations**

1. That Cabinet note the comments of the Regulatory Committee
2. That Cabinet note the findings of the Authority's Monitoring Report (AMR) for the monitoring period 2017/18.
3. That Cabinet note the Authority's Monitoring Report (AMR) 2017/18 will be made available for public inspection, on the Council's website, in line with the statutory requirements.

## **4 Reasons for decision**

- 4.1 The publication of the Authority Monitoring Report is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended) (“the Act”). Approval of the AMR 2017/18 for publication will ensure that the Council meets its statutory obligations for planning performance monitoring.

## **5 Alternative options considered**

- 5.1 The Act 2011 requires local planning authorities to produce monitoring reports. The Council considers that Haringey’s existing procedure of annual monitoring is an effective way for presenting the effectiveness of planning policies, within existing resources. As such, no other options were considered.

## **6 Background information**

- 6.1 This AMR monitors the performance of the Council’s adopted planning policies at the reporting period. The AMR does not review each planning policy individually rather it focuses monitoring on key policy objectives in order to assess overall outcomes in plan delivery.
- 6.2 The AMR broadly consists of 3 parts. Part 1 provides an update on local plan making and also highlights key changes in the national and regional planning framework. Part 2 sets out the performance outcomes for key policy objectives covering a range of topic areas. Part 3 summarises performance with regard to the handling of planning applications, appeals and enforcement decisions.

### **Plan-making update**

The following section responds mainly to Priority 4 which reflects the importance of an up-to-date Local Plan that sets out how much, where and when new homes and jobs will be created, and also helps to coordinate delivery of key infrastructure to support growth.

- 6.3 The 2017/18 period saw the adoption of Haringey’s Local Plan. The Inspector’s Report was received on 28th April 2017 which confirmed that, subject to the main modifications, the Plans are sound and provide an appropriate basis for the planning of Haringey and are therefore recommended for adoption. The Local Plan (incorporating the Inspector’s changes) was subsequently progressed to Cabinet on 20th June 2017, which recommended its formal adoption by full Council.
- 6.4 Haringey’s new Local Plan was adopted by a resolution of Full Council on 24th July 2017. Haringey now has a fully up-to-date framework for managing sustainable growth and investment and dealing with planning applications in line with the Corporate priorities.

### Wood Green AAP

6.5 In addition to the above documents, progress continues on the emerging Wood Green Area Action Plan. In November 2017, Cabinet approved a revised preferred option version of the AAP, which promotes site allocation providing for 6,400 new homes and over 120,000m<sup>2</sup> of commercial and retail floorspace. This has been revised down from over 7,200 new homes in the 2017 'Preferred Options' as a result of no decision being taken on Crossrail 2 to serve the area. Consultation on the preferred option stage of the Wood Green AAP commenced in February 2018 and concluded in March 2018. Results of the consultation are being analysed and it is expected that we will be consulting on a revised version in early 2019. The Direction of Travel for this revised version is that the Mall and Bury Road Car Park site allocation will no longer be a redevelopment option and instead the allocation will set out a refurbishment option. The Mall has indicated that it no longer supports a full redevelopment of the Mall and in making this decision the Council has also taken account of representations made by the residents of the social housing located above the Mall. Key principles within this allocation will be facilitating a route through the Mall site from the High Road to Coburg Road/Mayes Road, investigating opportunities for the intensification of land parcels within the Mall site including for residential uses such as development on the petrol station site and car park/servicing areas, and activating appropriate current blank frontages. Work is also being undertaken on a number of the other site allocations, following representations, to increase the level of employment space on some sites. The Council is confident that it can still deliver significant and transformational change within the Town Centre and strengthen its performance as a Metropolitan Town Centre through the revised AAP.

#### North London Waste Plan

6.6 The service also continues to support the preparation of the Joint North London Waste Local Plan, which underwent preferred option consultation in July 2015. Following concerns raised by Enfield about the implications of a new London Plan on the deliverability of the proposed waste strategy being advanced, preparation of the pre-submission version of the Plan has been delayed and it is expected to be consulted upon in early 2019.

#### Neighbourhood Planning

6.7 The Council has continued to support Neighbourhood Planning in the Borough.

6.8 A referendum was held on 6th July 2017 to determine whether electors in the Neighbourhood Area supported the adoption of a Highgate Neighbourhood Plan. The Plan passed the referendum with 88% approval thus becoming the first such plan to reach this stage in Haringey. Turnout was 18% which is comparably high for this type of vote in London and across the country. On 20th July 2017, Haringey formally made (adopted) the Highgate Neighbourhood Plan by way of Cabinet Member Signing. The Plan now forms part of Haringey's Statutory Development Plan and is used alongside the Local Plan and the Mayor's London Plan in determining planning applications.

6.9 The Following work with the local community, Haringey, Islington and Hackney Councils received applications seeking designation of a Neighbourhood Area and

Neighbourhood Forum in Finsbury Park and Stroud Green in May 2018. The proposed neighbourhood area covers parts of each borough.

- 6.10 A public consultation was held on this proposed Forum and Area in May-June 2018. September 2018 Cabinet made a decision to designate the Finsbury Park and Stroud Green Forum and Neighbourhood Area. The Forum can now produce a 'neighbourhood plan' for their area; this is a statutory planning document which contains planning policies for the development and use of land in the neighbourhood and can be used in making decisions on planning applications in the area.

**Highlights of key plan and policy performance outcomes**

- 6.11 This section of the AMR summarises key plan and policy performance outcomes across a range of topic areas, including housing, employment, environmental sustainability and strategic infrastructure funding. These topic areas are linked to Corporate Plan priority outcomes, as appropriate.

The following section responds to Priorities 4 and 5 which reflect the need to achieve a step change in the number of homes being built, and to ensure provision for high quality housing across a range of types and tenures.

Housing

- 6.12 Haringey needs to provide a minimum of 19,802 homes over the period from 2011 – 2026. The table below shows Haringey’s annual housing delivery performance since 2011. For the period 2017/18 the total net completions was 1,210 homes. This is circa 530 units up on previous years but still short of the annualised strategic housing target of 1,502 net dwellings. This results in our current shortfall against the cumulative housing target increasing from 1,009 to 1,301 homes. This shortfall can be made good over the period 2018 – 2023.

Completions 2011-2018

|                                    | 11/12        | 12/13          | 13/14          | 14/15          | 15/16            | 16/17            | 17/18            |
|------------------------------------|--------------|----------------|----------------|----------------|------------------|------------------|------------------|
| Conventional Completions (net)     | 709          | 746            | 461            | 636            | 606              | 741              | 1,176            |
| Non-Conventional (net)             | 646          | 492            | -19            | -40            | 0                | -17              | -16              |
| Vacant units brought back into use | 55           | 52             | 59             | 44             | 54               | 50               | 50               |
| Overall Completions (net)          | 1,410        | 1,290          | 501            | 640            | 660              | 774              | 1,210            |
| Cumulative Completions             | 1,410        | 2,700          | 3,201          | 3,841          | 4,501            | 5,275            | 6,485            |
| Cumulative Target                  | 820<br>(820) | 820<br>(1,640) | 820<br>(2,460) | 820<br>(3,280) | 1,502<br>(4,782) | 1,502<br>(6,284) | 1,502<br>(7,786) |
| Performance against target         | 590          | 1,060          | 741            | 561            | -281             | -1,009           | -1,301           |

The table below sets out Haringey's performance compared to other London Boroughs:

| Borough                | Net conv | Net non-conv | Vacants* | Total  | London Plan target | % of target |
|------------------------|----------|--------------|----------|--------|--------------------|-------------|
| Barking and Dagenham   | 595      | -24          | -5       | 566    | 1,236              | 46%         |
| Barnet                 | 2,228    | -11          | 52       | 2,269  | 2,349              | 97%         |
| Bexley                 | 816      | 0            | -88      | 728    | 446                | 163%        |
| Brent                  | 1,364    | 1,494        | 99       | 2,957  | 1,525              | 194%        |
| Bromley                | 914      | 50           | 16       | 980    | 641                | 153%        |
| Camden                 | 1,206    | 199          | -28      | 1,377  | 889                | 155%        |
| City of London         | 7        | 0            | -110     | -103   | 141                | -73%        |
| Croydon                | 2,820    | 82           | -48      | 2,854  | 1,435              | 199%        |
| Ealing                 | 1,170    | 332          | -106     | 1,396  | 1,297              | 108%        |
| Enfield                | 903      | 106          | 168      | 1,177  | 798                | 147%        |
| Greenwich              | 2,442    | 7            | -137     | 2,312  | 2,685              | 86%         |
| Hackney                | 1,180    | 0            | 121      | 1,301  | 1,599              | 81%         |
| Hammersmith and F.     | 984      | 8            | 52       | 1,044  | 1,031              | 101%        |
| Haringey               | 737      | -31          | 78       | 784    | 1,502              | 52%         |
| Harrow                 | 655      | 35           | -22      | 668    | 593                | 113%        |
| Havering               | 602      | -12          | -65      | 525    | 1,170              | 45%         |
| Hillingdon             | 850      | 27           | -89      | 788    | 559                | 141%        |
| Hounslow               | 1,150    | 0            | 62       | 1,212  | 822                | 147%        |
| Islington              | 680      | 900          | -145     | 1,435  | 1,264              | 114%        |
| Kensington and Chelsea | 194      | -44          | 169      | 319    | 733                | 44%         |
| Kingston upon Thames   | 274      | 40           | -87      | 227    | 643                | 35%         |
| Lambeth                | 1,125    | -12          | 22       | 1,135  | 1,559              | 73%         |
| Lewisham               | 1,579    | 611          | -127     | 2,063  | 1,385              | 149%        |
| London Legacy DC       | 222      | 0            | 0        | 222    | 1,471              | 15%         |
| Merton                 | 451      | 14           | -93      | 372    | 411                | 91%         |
| Newham                 | 2,347    | 19           | -116     | 2,250  | 1,994              | 113%        |
| Redbridge              | 780      | 9            | -188     | 601    | 1,123              | 54%         |
| Richmond upon Thames   | 474      | -35          | -12      | 427    | 315                | 136%        |
| Southwark              | 2,421    | 271          | -202     | 2,490  | 2,736              | 91%         |
| Sutton                 | 652      | 83           | 96       | 831    | 363                | 229%        |
| Tower Hamlets          | 4,865    | 57           | 108      | 5,030  | 3,931              | 128%        |
| Waltham Forest         | 1,033    | -17          | -36      | 980    | 862                | 114%        |
| Wandsworth             | 2,309    | 370          | 88       | 2,767  | 1,812              | 153%        |
| Westminster            | 1,342    | -2           | 181      | 1,521  | 1,068              | 142%        |
| London                 | 41,371   | 4,526        | -392     | 45,505 | 42,388             | 107%        |

\* All long term vacants returning to use

#### *Affordable housing*

6.13 A total of 250 affordable homes were built in 2017/18. The individual development schemes that delivered affordable housing last year were:

Affordable Housing Completions in 2017/18

| <b>Scheme</b>                                     | <b>Gross Affordable Homes Delivered</b> | <b>% of Affordable Housing Units by Scheme</b> | <b>% of Affordable Housing Hab Rooms by Scheme</b> |
|---|---|--|--|
| St Lukes Woodside House (HGY/2013/2379)           | 48                                      | 30.2   | 24.2   |
| The Saltram Close Housing Estate (HGY/2005/1257A) | 11                                      | 100.0  | 100.0  |
| St Ann's Police Station (HGY/2015/3729)           | 6                                       | 30.0   | 20.3   |
| Nora Clegg House, 49 Oakfield Rd (HGY/2016/0951)  | 2                                       | 100.0  | 100.0  |
| Anderton Court, Alexandra Park Rd (HGY/2014/3507) | 5                                       | 100.0  | 100.0  |
| Ednam House, Florence Rd (HGY/2014/2558)          | 2                                       | 100.0  | 100.0  |
| Parking area, Whitbread Close (HGY/2014/3509)     | 4                                       | 100.0  | 100.0  |
| Parking area 74-84 Fenton Rd (HGY/2014/3510)      | 7                                       | 100.0  | 100.0  |
| 56 Muswell Hill (HGY/2013/2069)                   | 6                                       | 17.7   | 10.4   |
| Highgate Magistrates Court (HGY/2014/2464)        | 26                                      | 31.7   | 30.4   |
| Hornsey Depot (SA46) (HGY/2013/2019)*             | 133                                     | 33.0   | 34.0   |

\*St Ann's Police Station is a 28 unit scheme. 20 units were completed in 2017/18, include 6 affordable units. The remaining 8 units are programmed to complete in 2018/19. \*\*624 Tottenham High Road is a 42 unit scheme. The 30 market houses were completed in 2017/18, with the remaining 12 affordable houses to complete in the 2018/19 period. \*\*\*The Hornsey Depot scheme was for a total of 440 units. 35 units (all affordable housing) were delivered in 2016/17, with the balance of the scheme (405) completing in 2017/18.



6.14 As shown above, there was a mix of small and large schemes that contributed towards the provision of new affordable housing. As per previous years, there were a number of 100% affordable housing scheme, mostly smaller development schemes. However, the bulk of the provision has come from a smaller number of major developments, with the Hornsey Depot scheme topping provision with a further contribution of 133 affordable housing units, in addition to the 35 affordable units delivered last year.

6.15 In 2017/18, 21.3% of all conventional housing was affordable. This figure does not change significantly when taken on a habitable rooms basis, suggesting that the affordable housing mix was much the same as the unit mix of all homes completed over 2017/18.

6.16 Over the plan period to date (2011-2018), 29.3% of all conventional housing delivered has been secured as affordable housing. This percentage increases significantly to 42.3% when taken on a habitable rooms basis, which is the policy requirement, demonstrating that the Council is achieving a greater portion of larger dwellings as affordable homes.

6.17 While the above demonstrates the position against all conventional housing delivered, the actual monitoring requirement, and therein, the target of 40%, is in respect of the portion of habitable rooms secured as affordable from major developments (i.e. those schemes delivering 10 or more units). Table 9 below therefore provides the breakdown of the portion of affordable units secured on major developments over the plan period by both unit and habitable rooms basis. NB: Both the gross affordable housing units and affordable housing habitable rooms differ from that provided in Table 8 due to Council and RSL-led affordable developments below the 10-unit threshold, such as the Phase 1 infills programme.

**Table 9: Affordable Housing Completions by Major Development Schemes 2011 - 2018**

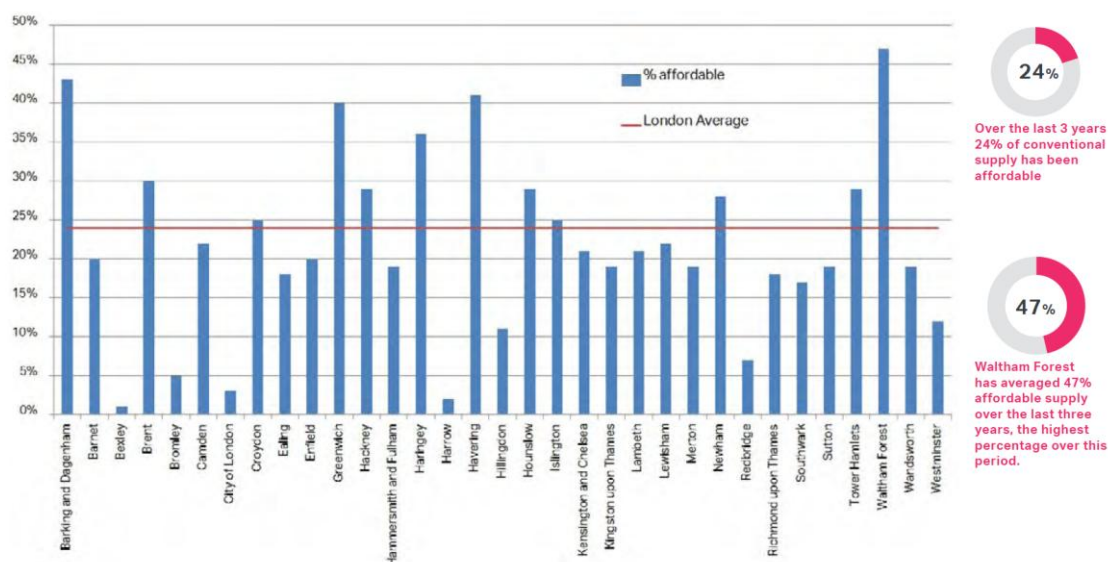
| Year          | Net units all Majors | Habitable Rooms all Majors | Gross AH units on Majors | AH by Hab Rooms on Majors | AH % by Unit | AH % by Hab Rooms |
|---------------|----------------------|----------------------------|--------------------------|---------------------------|--------------|-------------------|
| 2011/12       | 463                  | 1,652                      | 451                      | 1,390                     | 97.4%        | 84.1%             |
| 2012/13       | 547                  | 1,553                      | 407                      | 1,161                     | 74.4%        | 74.8%             |
| 2013/14       | 177                  | 540                        | 134                      | 406                       | 75.7%        | 75.2%             |
| 2014/15       | 428                  | 1,269                      | 357                      | 1,130                     | 83.4%        | 89.0%             |
| 2015/16       | 321                  | 955                        | 62                       | 197                       | 19.3%        | 20.6%             |
| 2016/17       | 281                  | 1,975                      | 188                      | 568                       | 66.9%        | 28.8%             |
| 2017/18       | 730                  | 2,254                      | 230                      | 666                       | 31.5%        | 29.5%             |
| <b>Totals</b> | <b>2,947</b>         | <b>10,198</b>              | <b>1,831</b>             | <b>5,518</b>              | <b>62.1%</b> | <b>54.1%</b>      |

6.18 Over the plan period to date, 62% of housing delivered through major developments within the borough have been secured as affordable homes. This

decreases to 54% on a habitable rooms basis, due to the unit mix on Intermediate products (see Table 10 below). This level of affordable housing has been achieved through a number of RSL's taking up 100% of these larger schemes as affordable, including Brook House (222 units), Town Hall Approach (109 units), Lymington Avenue (66 units), Pretoria Road (52 units) & Protheroe House (50 units). In total, 16 major developments have been delivered as 100% affordable, providing 796 of the affordable homes secured.

6.19 The table below sets out Haringey's performance over a three year average in this table extracted from the London Plan AMR 2016/17.

Figure 2.1 - Affordable Housing - Three Year Average Performance by Borough





The following section responds mainly to Priority 4 which reflects the need to deliver growth by creating an environment that supports investment and growth in business and jobs.

#### Employment land management

- 6.19 In 2017/18, planning permissions resulted in a total net loss of 18,987 (net) of employment (Class B) floorspace across the Borough. This loss comprised of: loss of 7,346sq m of B1 (business) floorspace; loss of 3,281sq m of B2 (general industrial) floorspace; and loss of 8,330sq m of B8 (storage and distribution) floorspace. It is important to note that this loss has not yet been realised – this will depend on whether the approved schemes are built out.
- 6.20 The majority of B1 floorspace lost in the reporting year was as a result of the granting of schemes at Hale Wharf (-4,881 of B8), 67 Lawrence Road (-2,073 B1), 640-656 High Road (-1,555 of B1), Zenith House (-925 B1) and Brantwood House (-1,555 B8). It should be noted that the majority of these losses were anticipated as there are site allocations in the Tottenham AAP or Site Allocations DPD. Further losses were as a result of changes to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), that allow for the change of use to Class C3 (dwellings) from Class B1a (offices) as permitted development, subject to a "prior approval" process that is relatively limited in its scope of considerations. This included the loss of 1,723 sqm on 8 schemes. There were some schemes however that did grant some substantial new office floorspace including at Land to the East of Cross Lane, Hornsey, which will deliver just over 1,000m<sup>2</sup> of B1 floorspace and the scheme at Hale Wharf, Tottenham, delivering 1,200m<sup>2</sup> of B1 floorspace. There was also over 1,300m<sup>2</sup> of B2 floorspace approved at 163 Tottenham Lane, Crouch End as part of a mixed use redevelopment.

#### Town centres

- 6.21 Haringey's town centre vacancy rates have decreased in recent years. When surveys were carried out in 2013, the overall local vacancy rate was 7%. Today the average is 4.2% which has remained lower than the national (14%) and London (9%) averages. The proportion of non-retail uses in Haringey's town centres is broadly consistent with local targets, which suggests that planning policies are supporting an appropriate balance of uses. However, in this last monitoring period vacancy rates have remained just above the maximum level sought in Seven Sisters, and so the Council will need to assess whether any measures are necessary to try and address the increase in vacancy rates. Town centres will continue to be regularly surveyed to ensure up-to-date evidence is available to inform planning decisions.

The following section responds mainly to Priority 3 and its focus on improving the environment, including parks and open spaces, to help make Haringey a point of destination where people will want to live and work.

#### Environmental sustainability

- 6.22 There was no net loss of designated open spaces or sites of biodiversity in the reporting period.
- 6.23 22 parks and open spaces managed by Haringey Council have been declared as being among the best in the country, recognised by the national Green Flag scheme. In addition four community gardens in Haringey have Green Flag status: The Gardens' Community Garden, Living Under One Sun Community Allotment, Lordship Community Woodland and Hornsey Church Yard.
- 6.24 An Open Space & Biodiversity Study was prepared to support the Local Plan preparation. It assesses sites across the Borough for nature conservation status. It also updates information on areas of public open space deficiency in the Borough, taking account of new population growth figures. There is scope for a review of this study to capture baseline evidence of smaller sites, which would give further support to their protection against inappropriate development.
- 6.25 Household recycling rates in Haringey had shown continued improvement in recent years, with 33% of household waste recycled or composted in 2017/18, which was up from 21% in 2006/07. The North London Waste Authority (NLWA) are working with partners to improve this and ensure the 2020 target of 50% is met.

The following section responds to Priority 4 and the objective to manage the impact of growth by reducing carbon emissions across the Borough.

- 6.26 The latest data on carbon emissions was published in 2018 by the Government Department of Energy and Climate Change. Over the period from 2005-2016, Haringey's carbon emissions decreased from 4.6 tonnes per capita to 2.7 tonnes per capita, a 40% decrease. Haringey is therefore for the first time able to meet the borough target to reduce by 40% emissions on the 2005 baseline by 2020.

6.27 Local Plan policies expect major development to be designed to deliver district energy networks. To support the delivery of District Energy Networks in Haringey, the Council has continued to work with partners to deliver 3 technical and feasibility assessments for its Growth Areas in Wood Green, Tottenham Hale and North Tottenham. All of these are now undergoing further assessment.

The following section responds to Priority 4 which emphasises the role of Community Infrastructure Levy funding and Section 106 agreements to ensure growth is appropriately supported with infrastructure.

6.28 There was an additional 5,338 m2 of floorspace approved this monitoring year (net), the majority of which was for a new 25 consultation room GP surgery on the High Rd in Bruce Grove, and the refurbishment of Hornsey Town Hall. In terms of completed floorspace 2017/18 saw 8,651m2 (net) additional D1/D2 floorspace built out including a substantial proportion at Highgate Junior School and the Channing School for new educational accommodation.

#### CIL and Planning Obligations

6.29 Haringey's Community Infrastructure Levy (CIL) came into effect on 1st November 2014. This is the third full monitoring year where CIL has been in effect. To date £4.6m has been collected for Haringey's CIL which will help fund projects identified in the published Regulation 123 list for strategic infrastructure. Of this £4.6m, £1.9 million was spent in 2016 on the expansion of Bounds Green Primary School and £851,582.20 is protected for spend as Neighbourhood CIL. A consultation on projects for Neighbourhood spend will commence shortly. In addition 5% of CIL collected is to be used for the administration of the collection and spend of CIL. This equates to £263,000 all of this money has been spent on staff costs and review of CIL rate costs.

6.30 The Council uses planning obligations (sometimes known as legal agreements or Section 106 agreements), where appropriate, to make unacceptable development acceptable in planning terms.

| £mn        | 11/12  | 12/13 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | Total |
|------------|--------|-------|-------|-------|-------|-------|-------|-------|
| Negotiated | 21.898 | 4.238 | 6.548 | 3.716 | 3.898 | 3.249 | 5.95  | 49.50 |
| Collected  | 2.068  | 4.019 | 0.992 | 2.867 | 2.104 | 1.843 | 0.007 | 13.9  |
| Spent      | 0.419  | 5.755 | 0.743 | 1.693 | 0.158 | 3.92  | 0.133 | 12.82 |

6.31 In 2017/18, the Council secured over £3.2 million in Section 106 funds alongside affordable housing provision. This is similar to the contributions secured in the previous reporting year.

6.32 The spending of S106 funds during the 2017/18 financial year is set out in the table below, with spending broken down by broad planning obligation type.

#### **S106 Spend in 2017/18 by Obligation Type**

| <b>Planning Obligation Type</b> | <b>Amount Spent</b> |
|---------------------------------|---------------------|
| Affordable Housing              | 1,571,954.52        |
| Education                       | 1,773,874.92        |
| Employment                      | 499,854.00          |
| Highways/Transport              | 67,000.00           |
| Recreation                      | 5,600.00            |

There is currently circa £2.045m in S.106 funds that has been received and is awaiting allocation to works programmes and spend.

The following section responds to Priority 4 which emphasises the Council's role in enabling growth through timely planning decisions, and where the planning service is measured as a 'top quartile' service for speed, cost and quality.

### Development Management Performance

- 6.33 In 2017/18 the Council decided 3,404 planning applications consisting of 32 major applications, 606 minor applications, 1,197 householder and other applications. The number of major applications determined is similar to the previous year (35) but still significantly up from 2015/6 (19). It is expected this figure will rise in coming years.
- 6.34 The Council's performance in processing applications in 2017/18 has improved and is top quartile in London at 100% for Majors and 98% for Minors. Other applications have also improved and are now also top quartile in London at 99%. Performance has improved even further in the latter part of the year and it is expected to be top quartile in all categories in the next financial year.
- 6.35 In 2017/18, there were a total of 99 appeals on refusals decided by the Planning Inspectorate, with 39 appeals allowed (39.3%) and 60 appeals dismissed (60.7%). The proportion of appeals allowed in Haringey was a slight increase on the previous year (30.7%) but down from 2015/16 (41%).
- 6.36 The Planning Service continues to refine the new planning processes as implemented by the Systems Thinking Approach to further improve its performance.

### Planning enforcement

- 6.37 Enforcement of planning rules plays a role in delivering policy objectives. The Council is committed to reversing and preventing unauthorised uses and non-permitted development.
- 6.38 Performance over the monitoring period and since is:
- Complaints received 2017/18- 843
  - Enforcement notices served 2016/17 – 76
- 6.39 Performance has improved significantly over the year with notifications of decisions within the 8 week at 92%.
- 6.40 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.

### **Comments from Regulatory Committee – 18 Sept**

6.41 The following comments were made by Regulatory Committee:

TBC

## **7 Contribution to strategic outcomes**

- 7.1 The preparation of a Local Plan for Haringey aligns with our Corporate Plan vision and objectives to actively manage and drive growth and development across the borough, specifically:
- 7.2 **Priority 3 (Clean and Safe Environment)** by ensuring we continue to protect Haringey's natural environment and, where possible, increase and enhance provision, public access and use (where appropriate), on new development sites or through the use of s106 and CIL for off-site improvements.
- 7.3 **Priority 4 (Growth)** by maximising opportunities for significant residential and commercial growth and development targeted at areas of the Borough that can accommodate change and have the capacity to do so; priority 4 includes a specific commitment to focus regeneration and investment in Tottenham and Wood Green.
- 7.4 **Priority 5 (Housing)** by providing the policy framework necessary to enable the delivery of a significant numbers of new homes and policies controls necessary to ensure such growth and development results in a high quality and attractive residential amenity
- 7.5 Annual monitoring of the performance of the Local Plan policies also aids significantly in understanding how we are doing against these much broader corporate priority outcomes.

## **8 Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)**

### **Finance and Procurement**

- 8.1 The cost of preparing this report and associated initiatives discussed within it have largely been met from the Planning base budget together with Planning Application and pre-application income. Strategic Procurement notes the contents of this report; however there are no procurement implications.
- 8.2 The Planning service provides a crucial role in supporting the Economic Growth priority. As external government funding continues to reduce, the Council is increasingly dependent on Council Tax and Business Rates income to fund its core activity and planning policy enables economic and housing growth, whilst making sure that this growth is not detrimental to the local area. The Community Infrastructure Levy (CIL), in conjunction with S106 payments are an increasingly important source of funding for the Council and provide financial support to infrastructure projects that are required to support a growing population.



## **Legal**

- 8.3 The Assistant Director of Corporate Governance has been consulted on the preparation of this report and comments as follows.
- 8.4 The Council is required by virtue of s35 Planning and Compulsory Purchase Act 2004 (as amended), to prepare an annual report providing such information as is prescribed as to the implementation of the local development scheme; and the extent to which the policies set out in the local development documents are being achieved. The report must contain the information specified in regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (“the Regulations”).
- 8.5 The report must be in respect of a period which the authority considers appropriate in the interests of transparency, which begins with the end of the period covered by the authority's most recent report, and which is not longer than 12 months.
- 8.6 The Council must make these reports available to the public. And in addition must make any up to date information collected for monitoring purposes available in accordance with regulation 35 of the Regulations.

## **Equality**

- 8.7 In the exercise of its function as the local planning authority the Council is subject to the Public Sector Equalities Duty set out in section 149 of the Equalities Act 2010 which obliges the Council in performing its functions “to have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it”.
- 8.8 The AMR highlights developments in planning policy over the reporting period, including the Strategic Policies DPD and development of the Wood Green Area Action Plan. Equalities considerations form a key part of the evidence presented for review alongside our planning policies, through sustainability appraisal. As the AMR highlights, consultation with the public and key stakeholders has also been a key element of the review process.
- 8.9 The AMR also updates on performance outcomes for planning policy objectives. This is key to monitoring the contribution that planning policy makes to our Corporate Plan priorities, including to actively manage and drive growth which everyone can benefit from. Members are advised to note performance outcomes for completions of affordable housing units and employment projections as of particular relevance to our equality duty.

## **9 Use of Appendices**

- Appendix A: Authority Monitoring Report 2017/18

## **10 Local Government (Access to Information) Act 1985**

- Haringey Strategic Policies Local Plan (2013) and Alterations (2017)
- Haringey Development Management DPD (2017)
- Haringey Site Allocations DPD (2017)
- Tottenham Area Action Plan (2017)
- Wood Green Area Action Plan (2017)
- Haringey CIL Charging Schedule (2014)
- London Plan (2016)
- Mayor's CIL Charging Schedule (2012)
- Haringey Local Development Scheme (2016)
- North London Waste Authority Annual Monitoring Report (2016/17)