



Agenda item

[No 1

Cabinet

On 16 December 2008

Report Title.

Local Development Framework Annual Monitoring Report 2007/2008

Report authorised by **Niall Bolger, Director of Urban Environment**

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Wards(s) affected: **ALL**

Report for: **Key Decision**

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

1.1 To seek Members approval for the Annual Monitoring Report for submission to the Government Office for London as required by the Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Local Development) (England) Regulations 2004.

2. Introduction by Cabinet Member (if necessary)

2.1 This report is brought to Cabinet for Members to approve the 2007/2008 Annual Monitoring Report before it is submitted to Government Office for London.

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

3.1 The production and submission of the Annual Monitoring Report will contribute to the practical achievement of all five **Council Priorities** as it will ensure that development control policies are monitored effectively and reviewed where appropriate and that the

milestones set out for plan making in the Local Development Scheme are met.

4. Recommendations

4.1 That Members approve the Annual Monitoring Report for submission to the Government Office for London.

5. Reason for recommendation(s)

5.1 To comply with section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004, an Annual Monitoring Report must be produced and submitted to the Government Office for London. The AMR presents available statistical data relating to planning policies and the emerging Local Development Framework. Without the AMR, it would be difficult to tell whether the UDP policies are effective and performing. The AMR also sets out whether the Council is meeting the milestones set out in its Local Development Scheme, progress of which was reported to the Cabinet October 2008 meeting.

6. Other options considered

6.1 Local Planning Authorities are required to produce an Annual Monitoring Report. The production of the AMR is the most effective way in presenting data relating to planning policies in Haringey. As such no other options were considered.

7. Summary

7.1 Local Planning Authorities are required to produce an Annual Monitoring Report under section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004. This AMR covers the period April 2007 to March 2008 and must be submitted to the Secretary of State by 31 December 2008.

7.2 The AMR is used for information purposes to assess the performance and effectiveness of planning policies. It presents available statistical data relating to the planning policies in Haringey's adopted Unitary Development Plan and the emerging Local Development Framework. It contains a monitoring framework that identifies targets and indicators, which will be used to assess the performance and effectiveness of the UDP objectives and key policies. The AMR also identifies ongoing issues of data collection and analysis.

7.3 On 30 March 2007, the Council submitted its revised Local Development Scheme (LDS) to the Government Office for London. The LDS is a three year project plan, which sets out a programme for replacing the UDP policies with Local Development

Documents. The AMR monitors progress on the LDS. For 2007/08, the key milestones were Consultation on Issues and Options for the Core Strategy, Joint Waste Plan and Central Leaside Area Action Plan as set out in Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004. The 2007/08 AMR sets out that these milestones were met.

7.4 This is the fourth AMR to be submitted to the Government Office for London. The previous reports (2004/05, 2005/06 and 2006/07) presented available statistical data relating to Haringey's UDP policies and information on the Council's development control performance. This Report takes forward many of the indicators used in the previous reports and addresses all the Core Output Indicators as identified by the government. It also includes some significant effects indicators which assess the significant social, economic and environmental effects of policies. These indicators are linked to objectives for the sustainability appraisal of Local Development Documents. A full set of sustainability objectives and sub objectives have been identified in the Sustainability Appraisal for the Local Development Framework.

7.5 Description – Format of the Annual Monitoring Report

7.6 The AMR presents available statistical data relating to planning policies in Haringey's adopted UDP. It also monitors key milestones set out in the Council's Local Development Scheme.

7.7 The AMR presents some contextual information on the borough's population, health, housing and economy. It includes a monitoring schedule that identifies targets and indicators. This schedule will be used to assess the performance and effectiveness of the UDP objectives and key policies. It will develop over time as monitoring systems become more sophisticated.

7.8 The AMR sets out information on the key planning policy issues in Haringey. these are grouped together under the following policy themes:-

- Business Development and town centres
- Housing
- Environmental Quality
- Waste
- Planning Obligations

7.9 The AMR covers a monitoring period April 2007 – March 2008. Where possible, data is provided for the monitoring period, but in other cases the most recent data is provided.

7.10 In October 2007, as part of the Comprehensive Spending Review announcement, the Government published a single set of 198 national indicators for local authorities and local authority partnerships that underpin the new performance network. The new indicators came into effect for implementation from 1 April 2008.

7.11 Regional Spatial Strategy and Local Development Framework Core Output Indicators – update July 2008 revises regional and local core output indicators into one shared set. This replaces *Core Output Indicators for Regional Planning* (published in March 2005); *Local Development Framework Core Output Indicators Update 1/2005* (published in October 2005) and Table 4.4 and Annex B of the *Local Development Framework Monitoring: A Good Practice Guide* (published in March 2005).

7.12 The following sets out the key indicator changes:

- **Business Development & Town Centres** – removal of employment and regeneration areas in employment indicators. Previously developed land definition updated.
- **Housing** – Dwelling and net addition definition changes. The addition of five year housing supply information as part of the housing trajectory.
- **Environmental Quality** – clarifying the capture of renewable energy generation
- **Minerals** – does not apply to Haringey
- **Waste** – in order to allow consistent and comparable (year on year) collection and reporting of figures ‘management types’ have been linked to those that are used in planning policy supporting guidance, the standard planning application form and existing DEFRA data collections.

7.13 The Greater London Authority’s monitoring database, the London Development Database (LDD) has been designed to record the progress of planning permissions in the Greater London area. The system has been altered in order to accommodate some of the Government’s revised Core Output Indicators. In February 2008, the Mayor of London published the fourth London Plan Annual Monitoring Report (AMR4). The AMR has a number of information gaps, which are being addressed by the LDD.

7.14 The Government’s standard planning application form (1 App) became mandatory in April 2008. The introduction of 1 App should improve data collection and overcome a number of information gaps.

8. Chief Financial Officer Comments

8.1 The milestones and targets included in the Annual Monitoring Report were achieved within approved PPD business unit budgets for 2007/08.

9. Head of Legal Services Comments – Phillip Cunliffe-Jones

9.1 The Head of Legal Services comments that Regulations prescribe that certain information about the progress and implementation of LDF policy documents must be published with details of the numbers of net additional dwellings in the local authority’s area.

9.2 As soon as reasonably practicable after an authority has made an annual report to

the Secretary of State the report must be published on the web site .

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

10.1[click here to type]

Comments of the Head of Procurement

- *Sustainability Implications*
- *Construction Design and Management Regulations considerations (construction projects only)*

11. Equalities and Community Cohesion Comments

11.1 The Annual Monitoring Report provides an analysis of planning decisions. No specific issues relating to equalities were identified. As the Local Development framework progresses, the sustainability appraisal of local planning documents will include an Equalities Impact Assessment (EIA).

12. Consultation

12.1 There is no requirement to consult on the Annual Monitoring Report. For future AMRs, the Council will consult with other local authorities and bodies to co-ordinate the capture and analysis of data and try to overcome any monitoring gaps. This is particularly relevant in relation to monitoring the Joint Waste Development Plan Document.

12.2 The Council is encouraged to bring any monitoring problems to the attention of the Government Office. The Planning Service attends regular monitoring meetings at London Councils to share information and good practice. In order to address the Core Output, Local and Contextual indicators, Planning Policy have consulted the following internal service departments: housing, transport, waste and recreation.

13. Service Financial Comments

13.1 Delivery of 2007/8 milestones have been achieved within service budgets.

14. Use of appendices /Tables and photographs

14.1 Appendix 1 – Executive Summary from the 2007/2008 Annual Monitoring Report

15. Local Government (Access to Information) Act 1985

15.1 The following documents were used in the preparation of this report:

- a. Haringey Unitary Development Plan (2006)
- b. London Plan Annual Monitoring Report 4 (Mayor of London, February 2008)
- c. Regional Spatial Strategy and Local Development Framework, Core Output Indicators – Update 2/2008 (CLG, July 2008)

Appendix 1

Executive Summary

The Annual Monitoring Report (AMR) presents available statistical data relating to planning policies in Haringey's adopted Unitary Development Plan. It also presents some background information on the borough's population, housing and economy and information on the Council's development control performance as monitored by the Government's Best Value (BV) performance indicators.

The report covers the period 1 April 2007 - 31 March 2008.

The AMR reviews progress on the preparation of the Council's Local Development Framework as indicated in the timetable and milestones set out in the Local Development Scheme. The key milestones for 2007/2008 were the adoption of the Statement of Community Involvement, Consultation on the Issues & Options on Core Strategy, Consultation on Issues and Options on Central Leaside Area Action Plan and Consultation on Issues and Options on Joint Waste Development Plan, as set out in Regulations 25 and 26 of the Town and Country Planning (Local Development) (England) Regulations 2004. The AMR identifies that these milestones were met.

The AMR presents information and indicators on the following key policy areas:-

- Business Development & Town Centres
- Housing
- Environmental Quality
- Minerals
- Waste
- S106 Contributions

The AMR includes some significant effects indicators which assess the significant social, environmental and economic effects of policies, including the amount of development built on previously developed land, the level of affordable housing completions and the number of parks managed to Green Flag Award standard. These indicators are linked to objectives for the sustainability appraisal of Local Development Documents. A full set of sustainability objectives and indicators have been developed for the Local Development Framework.

For further information please contact:
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Population

- Haringey has a population of 224,700 (mid 2007 ONS) living in an area of 30 square kilometres. This is a decrease of 0.4% from 2006. Haringey accounts for 3% of the total London population.

- Haringey's population has grown by 8.4% since 1991 and is projected to grow by a further 21% by 2021
- Nearly 50% of the population are from black and minority ethnic groups, the 6th highest proportion in London, and almost half of all pupils in Haringey schools speak English as an additional language.
- Haringey's population is relatively young in comparison to London's and the national population and there are relatively more people aged between 20 to 44.
- Haringey has a relatively transient population. At the time of the 2001 Census, there were 36,000 migrants in the borough, the 9th highest proportion in London.

Development Control

- In 2007/08, a total of 2,430 planning applications were determined by the Council. Of these:-
 - 78% of major applications were determined within 13 weeks compared to a Government target of 60% (NI 157) and business plan target of 82%
 - 77% of minor applications were determined within 8 weeks compared to a Government target of 65% (NI 157) and business plan target of 85%
 - 88% of other applications were determined within 8 weeks compared to a Government target of 80% (NI 157). and business plan target of 90%
- There were 122 appeals against the Council's decision to refuse planning applications, of which 43% were allowed, compared to a Council target of 32% (BV 204). However, performance over the last three quarters stood at 39%.
- The following types of application were determined in 2007/08:
 - Approximately 1.15% were major applications (28 applications) and 22.6% were minor (549). Of the 577 applications, a total of 60% were for housing development (348 applications) and 22% were for retail and distribution (128 applications).
 - Nearly 65% were other applications (1,588 applications) of which 56% were householder applications (890 applications), 6% were for change of use (98 applications) and 4.9% were for Conservation Area or Listed Building Consent (79 applications).
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- In 2007/08, the Council issued 122 enforcement notices against breaches of planning control, the fifth highest number amongst London Boroughs.
- There were no planning applications relating to minerals and waste management.

Housing

- In 2007, 100% of completions took place on previously developed land, which exceeded the Council target of 95% and the Government target of 60%. (BV 106).
- In 2007/08, 662 dwellings were completed in the Borough, comprising:
 - 46.8% new build (324 dwellings)
 - 48.9% conversions & extensions (333 dwellings)
 - 3.9% changes of use (26 dwellings)

The number of new dwellings is slightly less than the completions component of the new housing target for Haringey.

- Of the proportion of new build units completed in 2007/08, 211 affordable housing units were completed. This represents 32% of all housing completions.
- At April 2008, Haringey had an estimated 1856 empty private sector properties, which was the 13th highest proportion in London. Of this, 1,008 were vacant for longer than six months.
- In 2007/08, 105 empty private sector properties were brought back into use.
- Of the housing completions in 2007/08, 47% were one bedroom units and 41% were two bedroom units.
- Of these completions, 16% were social rented units and 15.8% were intermediate units.
- Of the affordable housing completed in 2007-2008 only 10.9% were three or four bedrooms. Over half (55.9%) were two bedroom units and 33% were one bedroom units.
- In January 2008, a Gypsy Caravan Count identified two gypsy and traveller sites in the borough, both of which were authorised Council sites. The count identified 10 caravans on these sites. The sites have a total caravan capacity of 20 pitches. No unauthorised encampments were identified, compared to 10 unauthorised caravans in January 2003.

Employment and economic activity

- In March 2006, 7.7% of Haringey's residents were unemployed, which was higher than the London rate (4.6%) and more than double the national unemployment rate.
- In 2007/08, 3 major applications for non-residential use were granted, comprising 16,3594m² of floorspace. There are no figures for the number of mixed use developments at this point.

- Haringey contains 22 Defined Employment Areas (DEAs). Collectively the DEAs provide 134 hectares of employment land, over 1,000 buildings, 722 business establishments and approximately 736,000m² of employment floorspace. The borough also contains other smaller employment locations which total a further 16.6 hectares of employment land.
- Haringey is home to approximately 8,200 businesses, together employing some 64,700 people. 94.2% of the businesses are small, employing fewer than 24 people. The major sectors of employment in Haringey are retail and wholesale distribution (19.9%) and health and social work (19.0%). Real estate, renting and business activities account for 15.3% of all employment.
- In 2006, 11.5% of VAT registered businesses were newly registered in Haringey compared with 11.3% in London.

Retail and Town Centres

- In 2008, the borough had an overall 41% market share for convenience (food) shopping and an overall 29% market share for comparison (non food) shopping.
- In 2007/08, 2 major application for retail development were granted comprising 11,959m² of additional floorspace.
- It is predicted that the borough will require an additional 13,800m² (gross) of comparison goods floorspace and an additional 10,194m² (net) of convenience goods floorspace by 2016.
- In 2008, vacancy rates in Haringey's six main town centres varied from 4.7% to 8.8%, compared to a national vacancy rate of 11%.
- The proportion of non A1 (retail) use varies between 40% in Wood Green Metropolitan Centre and 60% in Green Lanes District Centre.
- Haringey has 38 Local Shopping Centres. There are 110 vacant shops in these centres representing an overall vacancy rate of 11%. There are no figures for the proportion of non A1 (retail) uses at this point.

Environment and Transport

- 27% of the land area of Haringey is green spaces and areas of water.
- Haringey has 1.7 hectares of open space per 1,000 of the population. In 2007/2008 there was no net loss of designated open space.

- Eight parks were managed to Green Flag Award standard in 2007/08. This amounted to 17 hectares and represented 76% of total designated open space in the borough.
- There was no land set aside for mineral extraction or production of secondary / recycled aggregates in Haringey during 2007/08.
- 100% of Haringey residents have access to recycling services. In 2007/08 Haringey achieved a recycling rate of 25.5% of all waste, significantly higher than its 18% target. Recycling rates have increased from 4% in 2003.
- Of the total amount of household waste produced in the seven North London constituents, of which Haringey is included, in 2007/08, 36.26% was sent to landfill, 16.98% was recycled, 7.35% was composted and 39.39% was incinerated for energy recovery.
- There are no figures for the number of installed renewable energy facilities at this point.
- During 2007/08, no planning permissions were granted contrary to advice of the Environment Agency on either flood defence grounds or water quality.
- Haringey contains 1,658 hectares of land designated as Ecologically Valuable Sites. Since 1998 the Council has designated seven Green Corridors across the borough.
- In terms of ecology, Haringey contains 12 National Priority Species, six London Priority Species, 19 Haringey Priority Species, five London Flagship Species and 16 Haringey Flagship Species (a flagship species is one that is readily recognised and represents biodiversity to the wider public).
- In 2007/08, three planning applications were accompanied by a travel plan. In addition, 27 approved planning applications have been dedicated as 'car free' developments.
- In 2007/08 the Council received 3 transport assessments with major applications.
- 100% of all completed non-residential development complies with car parking standards set out in the UDP.

Planning Obligations

- During 2007/08, the Council secured planning obligations and signed legal agreements on 25 planning permissions. The total amount negotiated was £10,900,302.65.
- In addition the Council negotiated and secured 569 affordable housing units all providing on-site provision.