

PLANNING & REGENERATION

Marc Dorfman @ 15-12-08

Key elements of the service

Regeneration provides Haringey employment, enterprise development and area regeneration projects and advice:

- **Economic development policy** research for the production of the Borough Regeneration strategy
- **External funding bids** to London, national and European bodies;
- **Employment and skills** programmes for worklessness;
- **Enterprise schemes** and advice for local businesses and
- **Area and Physical regeneration projects** – particularly in town centres, (Tottenham High Road and Wood Green) and key challenged neighbourhoods including Northumberland Park and the Seven Sisters New Deal for Communities (NDC).

Planning provides three statutory Borough functions – the production of an up to date Borough land use plan, a development control service for processing planning applications and a building control service for dealing with building notices, applications and building health and safety issues:

- **Town Planning policy** research for the production of the Borough Unitary Development Plan/Local Development Framework – the Haringey Land Use Plan. This is a statutory local authority function.
- **External funding bids** to London, national and European bodies
- **Site and Local Area Planning**, (Haringey Heartlands; Tottenham Hale and Central Leaside) and an **Urban Design advice service**
- **Development Control Service** – assessing planning applications and making recommendations for councillor decisions at Planning Committee. This focuses on the proper location of development projects and their design and operation. This is a statutory function. It compliments a planning enforcement service that is in Frontline services.
- **Building Control Service** – assessing building applications for construction once planning permission has been granted. This regulates safe building construction; accessibility; emergency access and building energy efficiency. This is a statutory function.

Recent Key Events/Achievements

Regeneration

- The Borough's Regeneration Strategy was approved by Cabinet in February 2008, with the delivery plan approved in July 2008. The August and October Corporate Haringey Performance Management assessments of regeneration projects showed they were performing well. The success of these programmes has resulted in the Borough's Enterprise Partnership, (public, private and voluntary sector) being allocated £1.2m in 2008/09; £1.6m in 2009/10 and £1.4m in 2010/11.

Employment

- The Haringey Guarantee is the Borough's Job Brokerage Programme for local unemployed. It was formally evaluated in June 2008 and was given a good recommendation. It is a multi agency programme. In 2008 it reached 60% of its "stretch target" to support 120 JSA claimants (Job Seekers Allowance) into work. This has resulted in an extra £282k reward grant being made available to the Council and its partners. Over the whole year the aim is to deliver 334 job entries and 256 sustained/permanent jobs outcomes.
- The North London Pledge was launched in 2008 extending the Haringey Guarantee scheme to Enfield and Waltham Forest. The North London Pledge is an £1.5m programme (£600k in 08-09 and £900k 09-10) led by Haringey and funded by the London Development Agency. The programme is scheduled to deliver an extra 100 employment outcomes and a further 200 skills and training outcomes over two years.
- The Families into Work Programme to support long term and persistent unemployment was launched in October 2008 in Northumberland Park. The programme will support 100 families into employment to help reduce child poverty and give children the support for their educational and skills development. It is a multi agency programme.

Enterprise/Business

- Business Support: The 3rd Haringey City Growth Business Awards took place in May 2008 with more than 400 people from Haringey's business community attending. Overall targets for the year have been set and comprise over 200 local businesses getting support or starting up; 150 young people getting enterprise training and a support programme for local traders associations. This work is deliver by Haringey staff and the North London Business Partnership.

- The Film Business Office has facilitated a major motion picture being filmed in the borough as well as several high profile TV dramas regularly filming at Hornsey Town Hall. The 7th Annual Short Film Festival will take place at Wood Green in March 2009.

Area Regeneration

- Shop front and building heritage projects were completed at Windsor Parade on Tottenham High Road and were highly commended in the 2008 Regeneration and Renewal awards for Heritage Led Regeneration. Haringey projects are funded by the Council, the Heritage Lottery Fund and English Heritage's PSICA (Partnership Schemes in Conservation Areas) fund. Eligible buildings are being targeted on Tottenham High Road and on Myddleton Road near Bounds Green.
- The Wood Green Town Centre Planning Guide was developed and published following a substantial public consultation exercise. The Supplementary Planning Document was adopted by Cabinet on the 14th October 2008. The SPD provides long term guidance for the planning and development of Wood Green Metropolitan Centre to 2016.
- The Seven Sisters New Deal for Communities (NDC) has submitted its proposals to the Council for the future physical planning of the area . The NDC is on target to deliver its stated targets for social; health and economic improvement in the area.

Planning

- Town Planning Services are not all managed by Planning and Regeneration. Planning Enforcement is managed by Frontline Services. An improvement action plan has been put in place by the AD Frontline Services and the Team itself. Service coordination systems are now in place to develop an integrated service with Town Planning. New staff have been taken on to deal with major planning applications and to coordinate major development sites. Development Control and Planning Committee continues to be run well and is now developing a programme of member and officer joint training and a improvement action plan for 2009-10. The Local Development Framework timetable has been delayed a little but the policy framework in place, (Unitary Development Plan 2006) is still robust. Design advice and heritage protection projects are in place across both Planning and regeneration services. Formal area planning continues with significant master planning work being done in Tottenham and the Heartlands; a new Central Leaside Plan at a draft stage; a new Planning and Improvement Guidance Plan produced for Wood Green Metropolitan Centre – and a new sub regional Waste Plan making its start. Building Control is increasingly becoming a critical service to integrate into town

planning because of its energy efficiency and enforcement support functions.

Town Planning Policy

- The Local Development Framework: Haringey is able to rely on its recent 2006 Unitary Development Plan for its planning policy framework. Most of these have now been saved by the Council and the GLA until 2009/10 – when a new Borough Local Development Framework will be put in place. This year consultation on the new “core strategy” has begun and employment and retail studies have been carried out. Work has also begun on a joint Sub Regional Waste Plan.
- The Annual Monitoring Report – Planning Policy Progress: is going to Cabinet in December and shows good progress on Housing and Affordable Housing; on negotiating community benefit planning obligations; on retail in the main 6 town centres and the 38 local retail centres; on business growth; on local park quality and on waste management. There has not been such good progress on developing travel plans and traffic management. Our appeal loss rate at 40% is still too high and should be around 30-33%.

Site and Local Area Planning, and Urban Design

- Master Planning and Site Development: Projects aim to bring forward new homes in a way that support mixed use and tenure neighbourhoods with good public open spaces; access to work and community facilities and to public transport. These include Tottenham Hale Village and Station; Tottenham Gyratory and Urban/Town Centre; Lawrence Road; Ashley Road; Marsh Lane; Lee Valley Access projects; Haringey Heartlands new neighbourhood schemes and the redevelopment of Tottenham Football Club. All of this work involves considerable external funding management. At the time of writing the Borough had won an extra £6.9m for Tottenham Hale/Leaside development projects for 2009-12.
- Strong Urban Design advice is being given to all these projects and the town centre building heritage schemes run by the Regeneration Service. Staff provide training for the service and members and run an external Design Panel to provide creative challenge to developing schemes.
- The Central Leaside Area Action Plan has begun its planning journey and this is a joint Haringey and Enfield project.

Development Control/Management and Planning Enforcement

- The Development Management service is meeting all its “speed” targets set by central government. It has introduced pre application

advice and is now piloting the new “Planning Performance Agreements” which allow Local Planning Authorities to replace speed with quality service targets. Appeal loss rates have improved in 2008-09, but still need to improve more and an action plan is being put in place for 2009-010.

- The Enforcement Service is now addressing the enforcement complaint backlog and is one of the best performing London Boroughs for issuing planning enforcement notices either to request formally information or to threaten or take enforcement action.

Building Control

- The Building Control Service has carried out a “value for money” review and has been found sound. It is meeting its locally set benchmark performance indicators, (across London services) for customer service and in 09-10 will begin the process of external accreditation. It continues to be unique in its health and safety service to Spurs Football Ground.

Priorities for the coming year

Regeneration

- Economic Development Targets: In the light of the economic down turn, the Council must now re negotiate appropriate adjustments to the Haringey Local Area Agreement targets on Incapacity Benefit claimants and new business registration rate (VAT).
- Olympic Opportunity: Members have agreed to provide funding to support Olympic based activity in the borough. £60,000 will be available for three years from April 2009 and projects will be set up to ensure that Haringey residents, young people and businesses have access to the Olympics opportunity and the Olympic legacy. An Olympics Action Plan is being developed with other council services and North London Strategic Alliance.
- Credit Crunch: Understanding the impact of the Credit Crunch on regeneration activities and employment. This will be an ongoing process, beginning with the identification and regular tracking of a set of economic indicators and regular communication with all service providers for employment and business support. In 2009 a business information pack will be produced on how Council services work and how they can be used.
- Apprenticeships: Develop local labour outcomes for the borough and promote opportunities for apprenticeships.
- Town Centre Improvement Plans and Management: In 2009-10 the service will start linking area management (safe and clean regimes); strategic planning (site and transport development) and business development and events (business promotion and town centre cultural and community offers) for the Boroughs town centres. A 3 year development programme for town centres will be put in place.
- Groundwork Haringey and Sub Regional Working: In 2009-10 a simpler and more focused approach will be established for partner and cross Borough working with regular reporting on fewer critical projects including jobs and businesses; better public open spaces; better use of public transport and increased local energy provision and energy management.
- The London Development Agency and the London Skills Board: By the beginning of 2009-10 the Mayor's economic development agency will be ready to show how it will spend £450m a year over three years across London. In 2010 a new London Skills Board will be put in place to deliver the 18year old + skills and training programme. Haringey will be involved in the development of these programmes.

Planning

- Planning and Building Control Performance Targets: In 2009-10 a more rigorous and integrated approach to target management will be established to link to as the first full year of the Local Area Agreement.
- Local Development Framework: 2009-10 will see the creation of a final draft plan for Haringey. More member and community consultation will take place. And key elements of the new plan will need to be addressed – an urban capacity study; a strategic flood risk assessment and a community infrastructure plan.
- Credit Crunch: Understanding the impact of the Credit Crunch on planning and building control service will be important. Though it is still to feed through into the Development Management and Building Control fees – these are expected to reduce from January 2009 onwards. It will be critical to still provide a strong customer service – particularly pre application work and not to drop design and energy standards. In 2009 a business information pack will be produced on how Council services work and how they can be used.
- The 2008 Planning Act; the Mayors new Powers and the Homes and Communities Agency: A new Planning Act came into force in November 2008; the Mayor was given new “planning approval powers” in May 2008 and in December 2008 a new national Planning Agency – the Homes and Community Agency - was created joining the Housing Corporation; English Partnerships and the Academy for Sustainable Communities. In 2009-10 Haringey will need to adjust its procedures to engage with all these planning changes. Training for staff and members will be put in place in the new year.
- Site and Area Planning: Major site development work will be progressed including a possible planning applications for the redevelopment of Spurs and key site in Haringey Heartlands; improvement proposals for Hornsey Town Hall and consultation on proposals for Tottenham Hale and Leaside improvements.