

Report for: Housing and Regeneration Scrutiny Panel, 10 June 2019

Title: Response to Scrutiny Panel's recommendation on child yield calculation

Report

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Ward(s) affected: N/A

Report for Key/

Non Key Decision: Non Key – For Information

1. Describe the issue under consideration

- 1.1 Following the Housing & Regeneration Scrutiny Panel meeting on 15th January 2019, this report provides a response and update to the Panel's recommendation with regards to child yield statistics used in relation to new housing developments in the Borough.
- 1.2 It was recommended that Haringey Council adopt the new GLA child yield figures as soon as possible, as used by the London Borough of Merton. A summary of actions that have already been undertaken by the Council, and the proposed actions following on from the Panel's recommendations are detailed below.

2. Recommendations

- 2.1 This report is for information only.

3. Response and Update to the Panel's recommendations

Policy Context

- 3.1 Various planning policies in Haringey require residential proposals to provide play spaces and/or educational facilities for the expected child population arising from new developments.
- 3.2 The following policies require child yield to be calculated to determine the informal recreation and play space area to be provided:
 - London Plan 2016: *Policy 3.6 Children and Young People's Play and Informal Recreation Facilities* which refers to the Mayor's Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (SPG) 2012; and
 - Haringey Local Plan Strategic Policies 2017 *Policy SP2: Housing*.

3.3 The following policy requirements are solely related to the provision of Children's Play Space:

- The draft new London Plan 2017/18+: *Policy S4 Play and Informal Recreation*;
- Haringey Local Plan Strategic Policies 2017 *Policy SP13: Open Space and Biodiversity*;
- Haringey Development Management DPD 2017 *Policy DM48: Use of Planning Obligations*;
- Haringey Community Infrastructure Levy (CIL) revised Regulation 123 List (2017) includes 'Educational Facilities' as being eligible for CIL funding; and
- Haringey Planning Obligations Supplementary Planning Document (SPD) 2018 paragraphs 9.17-9.21 on Children's Play Space sets out how planning obligations (S106 agreements) may be required.

3.4 This robust policy context ensures that as a result of new development, adequate new Play Space can be secured on-site, or where appropriate contributions secured for off-site playspace, to accommodate the resulting child yield of the new development. There is an acceptance within policy and guidance that it may not always be appropriate for older children's playspace to be provided on-site depending on the size of the proposed development. Although Older Children's Playspace should generally be within 400m of the proposed development. These policies can also inform school place planning and if necessary, justify additional educational infrastructure within the area.

Child Yield Calculation Methodology

3.5 The Council calculates Child Yield based on a standard methodology produced by the GLA and referenced in the Mayor's Play and Informal Recreation SPG. This is based upon demographic data stemming in part from the 2001 Census and data from Wandsworth Council from the child yield resulting from historical development.

3.6 The deputation to the Scrutiny Panel referenced the fact that Merton do not use the Mayor's SPG child yield calculation methodology as it does not use the most up to date Census data. Merton assessed local child yields in 2015, using 2011 Census data and the actual yields from a number of recent large-scale developments within its borough. The results of this local research indicated that the child yield estimates were closest to the results gained when using the GLA Intelligence Unit's 2014 Population Calculator and Single Year Age (SYA) tool for the South sub-region. Since Merton adopted this approach and the deputation received to the Scrutiny Panel in January 2019 and since the Leader's letter to the Scrutiny Panel Chair there have been updates which are detailed below.

3.7 The Mayor's Play and Informal Recreation SPG 2012 guidance on child occupancy calculation was interim only, awaiting the 2011 Census figures. The GLA's child yield and play space calculator tool has now been updated, in part to support the draft new London Plan which utilises 2011 Census data and data

from the London Development Database (LDD). The new calculator is in effect the version used by Merton but with refinements.

- 3.8 The GLA has now linked from the SPG webpage to the updated Population Yield Calculator accordingly, and as such Haringey Council can now use the updated calculator in planning decisions. However the GLA has not consulted on this approach and it is considered that the new calculator would not hold its full weight in assessing a planning application until the adoption of the London Plan.
- 3.9 The link to the most updated GLA's Population Yield Calculator is available on this link: <https://data.london.gov.uk/dataset/population-yield-calculator> via the SPG webpage: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance-and-practice-notes/play-and-informal-recreation>

Securing Educational Facilities and Play Space through CIL and S106s

- 3.10 CIL will be the Council's main mechanism for securing funds towards the infrastructure, including those for Educational Facilities and Parks and Open Spaces, that is required to support the cumulative demands from development in Haringey.
- 3.11 There however will be some instances where planning conditions or planning obligations (S106 agreements) are used when Council officers assess an individual development to address its infrastructure impacts and demand.
- 3.12 Haringey's Planning Obligations SPD 2018 provides guidance on the provision of children's play space where required for new major residential developments through S106s. Where a financial contribution is required for off-site provision, this will be based on the child yield from the development, multiplied by 10m² of play space provision per child, multiplied by £95, which is the average cost per sqm of provision.

Actions to be Taken

- 3.13 A summary of actions listed below will be taken by the Council to implement the Panel's recommendation in relation to child yield calculation from housing developments.

• Short-term Actions

- 3.14 Council officers have started to use and encourage developers to use the updated GLA's calculator, as demonstrated in a recent planning application on the former BHS site on Wood Green High Street where the agreed financial contribution for off-site playspace provision to mitigate the shortfall is based on the updated GLA calculator tool, which is to be secured via S106 legal agreement. Council officers however cannot refuse planning permission due to applications using the old child yield calculator tool. The tool will only gain its full material weight after the adoption of the new London Plan.

- 3.15 The Planning Obligations SPD webpage¹ has been updated to contain a link to the GLA updated calculator tool.

- **Medium-term Actions**

- 3.16 When the London Plan EIP panel report is published or the new London Plan is adopted and published, which is expected to be later this year and into next year, officers will be able to give more weight to the updated calculator tool.

- **Long-term Actions**

- 3.17 When the new Local Plan is drafted, policies will reference the GLA's updated child yield calculator.
- 3.18 The Department for Education (DfE) and Ministry of Housing, Communities & Local Government (MHCLG) have recently published guidance documents for local authorities on how to plan for new school places that are required due to housing growth, and have indicated that a detailed methodology for calculating pupil yield from housing development is currently being worked on. Council officers will contact MHCLG to be involved. A decision on whether to progress the 'Haringey Child Yield' work as reference in the Leader's 8 March letter will be made after further information is available on the MHCLG work.

4. Contribution to strategic outcomes

- 4.1 Planning for children's play space within new developments is in accordance with the delivery of the Borough Plan's strategic outcomes, as it will help the Council to create a cleaner, accessible and attractive place in line with the objective to provide safer and accessible public spaces for everyone, especially children, young people and people with disabilities.
- 4.2 Planning for educational facilities also contributes towards achieving the strategic outcomes, as it will help the Council to provide schools required to support families and children in the Borough in line with the outcome for happy childhood ensuring all children across the borough will be happy and healthy as they grow up, feeling safe and secure in their family and in our community.

5. Local Government (Access to Information) Act 1985

- a. [Tue 15 Jan 2019 Scrutiny Panel minutes item 39](#)

¹ https://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-plan/supplementary-planning-documents-spd#planning_obligations_spd