

**Report for:** Regulatory Committee – 16 January 2020

**Title:** Authority Monitoring Report (AMR) 2018/19

**Report authorised by:** Emma Williamson, Assistant Director for Planning, Building Standards & Sustainability

**Lead Officer:** Rob Krzyszowski, Head of Planning Policy, Transport & Infrastructure

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

**Report for Key/  
Non Key Decision:** FOR INFORMATION

## **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 2018 to 31st March 2019. This is the first AMR prepared since the Borough Plan 2019 - 2023 was published. Therefore, in addition to covering planning policy performance, the AMR also details the priority outcomes that are in the Borough Plan, where relevant. This will help to set a framework for future reporting, where further opportunities for alignments with the Borough Plan monitoring process can be explored. This AMR was published in early January 2019.

## **2 Recommendations**

- 2.1 This report is for information purposes only.

## **3 Reasons for decision**

- 3.1 The publication of the AMR is a requirement section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by section 113 of the Localism Act 2011) and therefore no decision is necessary. Publication of the AMR 2018/19 will ensure that the Council meets its statutory obligations for planning performance monitoring.

## **4 Alternative options considered**

- 4.1 As stated above there is a statutory duty for local planning authorities to produce AMRs. The alternative would be to not publish an AMR which would not meet the statutory requirement.

## **5 Background information**

- 5.1 This AMR monitors the performance of the Council's adopted planning policies during 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.

- 5.2 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 regarding the handling of planning applications, appeals and enforcement decisions. A brief summary of selected findings is provided below. Full details are in the appended AMR 2018/19.

### Plan-making update

- 5.3 The Council's Local Development Scheme was revised in November 2019. It sets out the work programme on preparing Local Plan documents for the next reporting year. It will see the preparation of a new Local Plan, an Examination undertaken on the North London Waste Plan, and pre-submission consultation on the Wood Green Area Action Plan prior to Examination as detailed in the table below.

Development Plan Document	Stage	Timetable
Local Plan	Issues & Options consultation	March – May 2020
	Draft Local Plan consultation	October – December 2020
	Proposed Submission Local Plan consultation	April – June 2021
	Submission & Examination	July – December 2021
	Adoption	February 2022
Wood Green Area Action Plan	Issues & Options	February – March 2016
	Preferred Option 1	February – March 2017
	Preferred Option 2	February - March 2018
	Proposed Submission	February - March 2020
	Submission	May 2020
	Examination	October 2020
North London Waste Plan	Adoption	January 2021
	Publication Policies	March – April 2019
	Submission	August 2019
	Examination hearing	November 2019
	Adoption	June 2020

### Key plan and policy performance outcomes

#### Housing

- 5.4 Haringey needs to provide a minimum of 19,802 homes over the period from 2011 – 2026 based on previous and existing London Plan targets. In 2018/19, there were 568 new homes completed alongside 51 vacant properties bought back into use, and 25 non-conventional completions (student rooms/specialist accommodation) resulting in 644 overall completions. This compares to the

borough's annual target of 1502 dwellings. At the end of the monitoring year the Council was 2,159 homes short of its cumulative plan target. The shortfall against the cumulative target has increased in each of the past 4 years.

5.5 In 2018 the Government published a revised version of the National Planning Policy Framework (NPPF). As part of the changes a new 'Housing Delivery Test' (HDT) was introduced to be implemented on a phased basis. Once fully implemented the HDT will have the following consequences:

- The publication of an action plan if housing delivery falls below 95% of a local planning authority's adopted housing requirement over the previous three years;
- A 20% buffer on a local planning authority's five-year land supply if housing delivery falls below 85% of the adopted housing requirement and
- The 'presumption in favour of sustainable development' in the NPPF would apply automatically if housing delivery falls below 75% of the adopted housing requirement, once transitional arrangements have ended in November 2020.

5.6 The Government published its 2018 HDT Measurement in February 2019. This indicated that the borough had delivered only 48% of its housing requirement in the preceding three years. Therefore, an Action Plan is required to be published and the Council is already applying a 20% buffer. The Council published its HDT Action Plan in August 2019, just outside of the monitoring period.

5.7 The only scheme which provided affordable housing was 624 High Road, Tottenham which yielded 12 affordable homes (gross). This is due to the lack of major schemes completing in this monitoring period. In terms of pipeline supply, the borough has 7,848 homes in total, with 4,745 of these now recorded as started on site as of April 2019. This includes significant developments that are likely to complete before 31 March 2020 such as Apex House and Railway Approach which include affordable housing provision. This indicates that next years' figures for completions will be significantly higher.

5.8 Haringey's mix of housing delivered compares with the mix delivered across London as follows based on the GLA's latest monitoring data in its 2017/18 London Plan AMR: 38% were one bed, 42% two bed, 14% three bed, and 5% four bed plus. In Haringey in 2018/19 65% were one bed, 22% two bed, 12% three bed and 1% one bed.

#### Employment and Town Centres

5.9 In 2018/19, planning permissions resulted in a total net gain of 6,069sqm, 9,824sqm (gross) of employment (Class B1) floorspace across the borough. There was a net loss however of 8,824sqm of B2 (general industrial) floorspace; and a net loss of 9,802sqm of B8 (storage and distribution) floorspace.

5.10 This reflects the changing nature of workspace within the borough moving from industrial and warehousing to a more office / workspace and creative industries economy, coupled with mixed use redevelopment on old industrial sites. In this regard it is also important to note the employment densities on the new B1

floorspace will be much higher than those on the traditional B2 and B8 floorspace.

- 5.11 There was a net loss of retail floorspace this year of -617sqm, compared to a small gain last year. This is primarily down to incremental losses through changes of use to non-retail including D1 (non-residential institutions) and D2 community uses, and some losses via prior approval to residential which resulted in the gain of 14 homes. Over the plan period to date (2011 – 2019) 26,581sqm of new retail floorspace has been delivered. The majority of this has come forward in the Tottenham area of the Former GLS site and as part of the Hale Village and Tottenham Hotspur F.C redevelopments, including a large format supermarket in the area.

#### Open Space and Environment

- 5.12 There was no net loss of designated open spaces in the monitoring period.
- 5.13 Household recycling rates in Haringey have shown improvement in recent years, with a high of 30.2% of household waste recycled or composted in 2018/19, which was up from 21% in 2006/07.
- 5.14 Carbon management information is regularly published in Haringey's Annual Carbon Report, which can be accessed online using this link: [Annual Carbon Report](#). This shows that the Council is on track to reduce per capita carbon dioxide emissions in the borough by 40% by 2020 compared with the 2005 baseline.

#### Design and Conservation

- 5.15 The Haringey Design Awards is one of the ways in which the Council seeks to encourage good quality design of buildings and neighbourhoods.
- 5.16 The last awards were held in October 2018 and were a great success, with entries invited in May, shortlisting of the 64 entries received down to a shortlist of 25. These were all visited by an independent judging panel. The awards were announced at a ceremony in the Moselle Room at Tottenham Town Hall on 11th October. The winners in each category were:
- Best Conceptual Project: Tottenham Hale Green and Open Spaces Strategy
  - Best Construction: TEN87 Studios
  - Best Non-Residential: Highgate Junior School
  - Best Residential: Harvey Road
  - Best House: Pinnacle N10
  - Best Restoration; Blue House Yard
  - Best Regeneration; Alexandra Palace Theatre and
  - Best Urban Design: Woodside Square

- 5.17 The Overall Winner was then announced as the Alexandra Palace Theatre, by architects Feilden Clegg Bradley Studios for Willmott Dixon and Alexandra Palace & Park Charitable Trust (APPCT).
- 5.18 In November 2018 the Council consulted on four draft Conservation Area Appraisal and Management Plans (CAAMPs) for Bruce Castle, Tottenham Cemetery, Tower Gardens and Peabody Cottages Conservation Areas. Final versions were prepared taking account of feedback received, and these were adopted in June 2019. The documents set out what makes each Conservation Area special and include proposals for how the Conservation Areas will be managed in the future.
- 5.19 Following the adoption of the 4 CAAMPs 2018/19 has seen work commence on a further 7 appraisals: Trinity Gardens, Wood Green Common, Bowes Park, Muswell Hill, St Ann's, Lordship Lane and Clyde Circus Conservation Areas. The draft appraisals and management plans for these conservation areas will be reported to Regulatory Committee later in 2020 for review and endorsement for public consultation.

### Transport

- 5.20 In the monitoring year, a total of 14 'Sheffield' cycle stands and 9 "Bikehangars" were installed across the borough providing space for 82 bikes compared with 132 in the previous year and 22 in 2016/17 giving a significant increase in cycle parking overall. Each Bikehangar provides secure parking for residents, with spaces for six bikes, and occupies less than one car parking space.
- 5.21 In 2018/19 cycle improvements delivered included works on Philip Lane between Napier Road and Tottenham Bus Garage (both directions to introduce "wand orcas with pole cones and mini orcas" which effectively provide a segregated cycle way on the road.
- 5.22 The Council installed 38 new electric car charging points in late 2018 across the borough
- 5.23 The Local Implementation Plan (LIP) forms the basis for the Council's transport projects. In 2019, TfL approved Haringey's 3-year LIP. This LIP (known as LIP3) runs from 2019-2022 and sets out a programme of projects which support physical renewal and improvement of the borough's transport infrastructure alongside softer measures to engage with wider safety, health and environmental objectives including air quality through support for more walking and cycling including for local businesses.
- 5.24 Within this monitoring period running under the previously approved LIP the following key improvements were delivered:
- For cycling:
- 82 new on-street cycle parking spaces have been installed across the Borough
  - 0.56 kilometres of new or upgraded on-carriageway segregated routes on Philip Lane
  - 3 junctions were treated to improve cycling

For walking:

- 4 new zebra crossings were delivered and 6 crossings upgraded
- 95m of guardrail was removed
- 99 pieces of street clutter were removed, including 87 bollards and signs on Wightman Road.
- 28 informal pedestrian crossing points have been upgraded on Wightman Road

For road safety and personal security

- 6 education and training events were held, reaching over 5,000 students
- 577 children received pedestrian skills training

5.25 The LIP 2019/20 to 2021/22 funding will provide more investment for a range of transport projects and programmes. TfL has allocated Haringey £1.89m each year for the next three years.

#### Development Management Performance

5.26 In 2018/19 the Council decided 3,319 planning applications consisting of 28 major applications, 519 minor applications, 1,571 householder and other applications.

5.27 Performance has been maintained at 100% and is in the top quartile in London for Major Applications. The Council's performance for Minor applications has improved and is in the top quartile in London at 97%. 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 Contribution to strategic outcomes**

6.1 The preparation and active monitoring and keeping up to date of a Local Plan for Haringey aligns with all five Borough Plan priorities which reflects the importance of an up-to-date Local Plan that sets out how, when and where new homes, jobs and supporting infrastructure will be delivered. The AMR references the Borough Plan priorities throughout the document where relevant.

6.2 Annual monitoring of the performance of the Local Plan policies also aids significantly in understanding how we are doing against these much broader Borough Plan priority outcomes.

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

### **Finance and Procurement**

- 7.1 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.
- 7.2 Strategic Procurement notes the contents of this report; however there are no procurement implications.

### **Legal**

- 7.3 The Assistant Director of Corporate Governance has viewed and noted this report.
- 7.4 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004 (as amended), to prepare an monitoring annual report providing such information as is prescribed regarding 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”).
- 7.5 The report must not be for a period longer than 12 months beginning at the end of the period of the Council’s previous AMR.
- 7.6 The Council must make its AMRs and information collected for monitoring purposes available to the public.

### **Equality**

- 7.7 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”.
- 7.8 The planning policies which the AMR monitors have all been subject to equalities impact assessment. The AMR highlights developments in planning policy over the reporting period. Equalities considerations form a key part of the evidence presented for review alongside our planning policies, through sustainability appraisal. The planning policies relate to policy areas where significant inequalities exist, such as housing and employment, as noted in the Borough Plan equalities impact assessment, and play a role in addressing these inequalities.

## **8 Use of Appendices**

- Appendix A: Authority Monitoring Report 2018/19

## **9 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 revised 2019)
- Haringey Local Development Scheme (2019)