

Agenda item:

[No.]

CABINET

On 23rd March 2010

Report Title. Local Development Framework (Core Strategy, Development Management, Site Allocations) - Pre-Submission Draft for Consultation

Report of Niall Bolger Director of Urban Environment

Signed :

NPB 8th March 2010

Contact Officer : Ismail Mohammed Ext 2686

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 suite of Development Management Documents (Core Strategy, Development Management, Site Allocations) that make-up the folder of Haringey's Local Development Framework for the pre-submission consultation between 19th April and 31st May in accordance with Government regulation set out in the Planning Policy Statement 12 for preparing the Local Spatial Planning Documents.

2. Introduction by Cabinet Member (if necessary)

- 2.1 The suite of Development Management Documents (Core Strategy, Development Management, Site Allocations) that make-up the folder of Haringey's Local Development Framework have been prepared to set out the spatial planning policy for the future development of the borough for the period 2011 – 2026, the detailed policies for determining developments and the allocation of land to meet future housing, employment, community, health, education and leisure needs. There are many challenges facing Haringey with population growth, demand for housing (particularly affordable housing), employment and training and other community facilities (health, education and leisure).

There are also many environmental challenges to ensure future development creates sustainable environments; developments that are zero carbon and energy efficient to ensure that we reverse the adverse impact on the environment to deal with climate change.

2.2 The suite of Development Plan Documents aim to address these challenges through a clear spatial and land use vision for the borough up to 2026. The **Core Strategy** sets out the key policies that will help deliver the vision and related objectives of the Haringey Sustainable Community Strategy (SCS). There are 17 key strategic spatial planning policies in the Core Strategy that will deliver the SCS priorities and these are:

- People at the heart of change – managing growth and housing policies;
- An environmentally sustainable future – energy, water, waste and transport management policies;
- Economic vitality and prosperity shared by all – employment, training, business and town centres policies;
- Safer for all – design and conservation, open space and biodiversity policies;
- Healthier people with a better quality of life – health, culture and leisure policies; and
- People and customer focused – implementation and monitoring policies.

2.3 The **Development Management Document** includes 49 detailed land-use planning policies for determining future development proposals to meet the Core Strategy policy. It identifies key policies for determining all development proposals that the Council as Local Planning Authority is expected to determine. The DPD will include a proposals map showing designations and site specific proposals for area or individual sites where area based policies apply.

2.4 The **Site Allocations Document** provides details of future development options for land and buildings in the borough to meet future housing needs and retail and employment requirement and the provision of community, health and recreational facilities over the 15 year life span of the DPD.

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

3.1. The Core Strategy needs to take into account other strategies and plans that influence the future development of the borough. The Core Strategy must be prepared in accordance with procedures set out in PPS12, Local Spatial Planning and it must be in alignment with the priorities identified in Haringey's Sustainable Community Strategy (SCS).

3.2 The Core Strategy will seek to contribute to achieving the vision in the SCS which is:

“a place for diverse communities that people are proud to belong to”

3.3 The other strategies relevant to the Core Strategy include:

- Haringey's Housing Strategy (July 2009)
- The Local Implementation Plan (LIP) (May 2007)
- Haringey's Regeneration Strategy (January 2008)
- “Changing Lives” Haringey's Children and Young people's Plan 2006-09
- Haringey's Greenest Borough Strategy (July 2008)
- Safer Communities Strategy 2008-22

- Well-being Strategic Framework (2007)

4. Recommendations

- 4.1. To approve the Core Strategy Pre-Submission Consultation Document and accompanying Sustainability Appraisal for a statutory six week consultation with statutory bodies, partners, local residents and the business community between April and May 2010 in accordance with Regulation 27 Publication of a Development Plan Document of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.
- 4.2. To approve the Development Management and Site Allocations Development Plan Documents in accordance with Regulation 25 Public participation in the preparation of a development plan document of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

5. Reason for recommendation(s)

- 5.1. The approval of the Cabinet is required to carry out the Pre-submission consultation on the Core Strategy and regulation 25 consultation for the Development Management and Site Allocations Development Plan Documents to comply with the Council's Standing Orders and to accord with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.
- 5.2. The main body of the Core Strategy sets out the Council's approach to key strategic spatial planning issues for the future development and regeneration of the borough. These have been developed taking into account the responses to the Issues and Options Consultation in 2008 and the Preferred Options Consultation in May/June 2009. The Pre-submission document will be the third and final stage of the consultation before the Core Strategy is submitted to the Secretary of State for an Examination in Public conducted by the Planning Inspectorate. Following this the Core Strategy will formally be adopted by the Council. The Development Management and Site Allocations Documents are at an earlier stage of community and stakeholder consultation and will be subject to further community consultation later in the year before it is progressed to submission stage.
- 5.3. When the Core Strategy is formally adopted by the Council after the Examination in Public and the Planning Inspector's report, it will replace the Unitary Development Plan and will be the Spatial Development Plan Document at the heart of Haringey's Local Development Framework. The Core Strategy will outline how the Council will deliver local and strategic development needs including housing, employment, leisure and retail provision from 2011 to 2026.

6. Other options considered

- 6.1. The three development plan documents are statutory spatial planning documents the Council is required to prepare under the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. Therefore, no other options have been considered.

7. Summary

- 7.1. The Core Strategy is the new spatial plan for Haringey, 2011-2026 and is the primary spatial planning policy document in Haringey's Local Development Framework. The Strategy sets out the Council's vision and key policies for the future development of the borough up to 2026. The second stage of consultation for the Core Strategy was completed in June 2009. This report seeks approval of the Pre-submission Core Strategy document for "Pre-submission Consultation" before the Core Strategy Document is finalised in the summer and formally submitted to the Secretary of State for approval. This report also provides a progress on the other development plan documents that support the Core Strategy and highlights the key resource issues associated with the preparation of the Plan.
- 7.2 The preparation of the Site Allocations DPD and the Development Management DPD have also been progressed through the initial stages. These DPDs will provide more detailed policy framework for land-use planning and the development management functions of the Council.
- 7.3 The Site Allocations DPD sets out the proposed land-use allocation for housing and the Council's proposals for land and buildings on specific significant sites which are likely to be subject to development proposals during the lifetime of the LDF (2011 – 2026). These allocations are intended to assist in delivering the priorities and objectives of the Council's Core Strategy and the London Plan.
- 7.4 Development Management Development Plan Document (DPD) will provide a framework of planning policies against which development proposals can be assessed. The DPD sets out the Council's policies and proposals that will guide the determination of planning applications in terms of details of development, particularly the impact on the area and the delivery of the quality of residential units, work and retail floorspace, public spaces, community and health facilities to meet future needs and for assessing developments on specific or significant sites which are likely to be subject to development proposals during the lifetime of the LDF (2011 – 2026).

Background

The Core Strategy

- 7.5 The Core Strategy Preferred Options document which the Council consulted on with the public and stakeholders during May-June 2009 set out 12 proposed policies detailing how to manage change over the next 15 years. 55 written representations totalling over 600 individual comments were registered with over 200 comments received from two planning for real exercises and focus groups events.
- 7.3 The public consultation did not raise any significant policy concerns. In progressing the Core Strategy to pre-submission stage there has been some assessment of policies previously put forward to provide more detail to ensure that they meet wider aspirations for creating sustainable communities, place shaping and climate change and environmental challenges. For instance, instead of one Environmental Quality policy, there will be separate policies for climate change targets, energy use, and climate change adaptation and flooding.

- 7.4 Officers have met with the Government Office for London (GoL) and the Greater London Authority (GLA) to discuss the representations received and to consider the further development of the Core Strategy paying particular attention to national, regional, sub-regional and local issues as well as sharing the experience of other London Boroughs.
- 7.5 There has been some delay in progressing the Core Strategy due to some unforeseen delay in the number of sub-regional or local level studies. This includes the Strategic Housing Market Assessment (SHMA) which is a joint project managed by Barnet, Camden, Enfield, Hackney, Haringey, Islington and Westminster. This study, when completed, will provide evidence base and up-to-date information about the local housing market and affordability. The delay in the completion of this study has also put back the completion of the Council's own Affordable Housing Viability Study that will assess the affordable housing deliverability and viability of the borough's housing sites.
- 7.6 The preparation work for the Core Strategy included a Sustainability Appraisal to assess its environmental, social and economic impacts. This has helped to make sure the Council's strategy and policies are sustainable by identifying any potential harmful impacts and suggesting ways to minimise them. It also helped to identify how to maximise beneficial impacts. The Council carried out a Sustainability Appraisal and consulted on it at each of the stages in the production of the Core Strategy - Issues & Options, Preferred Options and Submission. The Sustainability Appraisal will be published alongside this Core Strategy. In line with Planning Policy Statement 12, the Core Strategy policies will be accompanied by an assessment of social, community and physical infrastructure to support the future population growth.

In addition, the Council carried out an Equalities Impact Assessment. This assessed the likely impact of the Core Strategy and its policies on specific groups in terms of race, gender, disability, age, sexual orientation and religion/beliefs. The Council also carried out an assessment to assess whether the Core Strategy's emerging approach and policies were likely to have any significant effect on sites of European Importance for Habitats or Species, or an adverse impact on the integrity of those sites. The screening assessment found that no significant effects were likely and therefore it was not necessary to carry out Task 2 (Appropriate Assessment) and Task 3 (Mitigation and Alternative solutions) of the Habitats Regulations Appropriate Assessment process.

The **Community Infrastructure Plan and Schedule (CIP)** will set out the existing provision and identify future needs for health, social care, primary and secondary education, further education, leisure and emergency services. A summary schedule of the CIP will form a section in the Core Strategy and the complete CIP will provide the evidence base for the future community infrastructure needs of the borough.

LDF Members Advisory Group

- 7.7 The LDF Members Advisory Group is a cross-party Group set up to advise and steer the direction and progress of the Core Strategy and other planning policy documents and to ensure consistency with the Sustainable Community Strategy. The Group is Chaired by the Cabinet Member for Enforcement and Safer Communities with responsibility for Planning Policy. The Group has been meeting regularly to review and manage the progress of the Draft Core Strategy, Draft Site Allocation and the Draft Development Management documents presented with this report and have been agreed at their meetings during February.

The Policies for Consideration

- 7.8 Set out in this Section of the report are the summary of the Strategic Priorities and Objectives of the Council, how these are developed in the three DPDs with the evidence base to support the approach, and how these will be delivered by the Spatial Planning Policies and the development management process. The main Core Strategy document that also includes the Community Infrastructure Plan (CIP) Schedule is attached as Appendix A to the Report. The Site Allocations DPD and the Development Management DPD is attached as Appendices B and C respectively.
- 7.9 The report also sets out the policies from the Core Strategy to show how these will meet the strategic objectives of the Council. Members are reminded that the Core Strategy is a strategic spatial planning policy document to deliver the vision, objectives and aspiration of the Sustainable Community Strategy and does not deal with many of the local land-use issues that are equally important. The land-use planning policy relating to such local issues as allocation of land to meet future housing, employment, shopping, community, health, leisure needs is developed in the Site Allocations document. The Development Management document sets out the detailed policies for determining the development proposals submitted to the Council.

The Council will also be preparing a number of Area Action Plans for the borough where there is potential for major development, opportunities for promoting and changing land-uses to meet future development and regeneration, as well as the need to improve access and connectivity for place shaping and community inclusion and/or economic prosperity. Supplementary Planning Documents (SPDs) provide detailed guidance for development for specific areas and category of land issues. Similarly, there are other strategies and plans (Transport, Regeneration, Housing, Culture and Leisure, Art, Greenest Borough and others) that also support the delivery of the Council's objectives and together these will help to deliver local aspirations, needs and improvements in environmental quality.

Vision and Objectives

- 7.10 The Core Strategy aims to address the challenges of population growth, managing climate change and improve quality of life, social and health well-being and economic prosperity. It aims to do this through a clear spatial and land use Vision of the borough up to 2026 and a set of 17 key policies. The key Core policies are set out under 6 Chapter headings taken from the SCS:

- People at the heart of change – managing growth and housing
- An environmentally sustainable future – energy, water, waste and transport management
- Economic vitality and prosperity shared by all – employment, training, business and town centres
- Safer for all – good design and conservation, open space and biodiversity
- Healthier people with a better quality of life – health, culture and leisure
- People and customer focused – implementation and monitoring.

These Chapters set the context for the Core Strategy, its Vision and a key Diagram that show major developments and change over 2011-26. They also show how the Core Strategy will be delivered and monitored and a schedule of the Community Infrastructure that will help support population and household growth. The Core Strategy has taken into

account:

- Haringey's Sustainable Community Strategy and other Council plans and strategies;
- The responses to consultation on Issues and Options Consultation February-March 2008;
- The responses to consultation on the Preferred Options May - June 2009;
- Evidence we have collected and commissioned; and
- Other relevant plans and strategies.

Core Strategy Vision

- 7.11 Haringey's Strategic Partnership developed Haringey's Sustainable Community Strategy 2007-2016 which identifies priorities and a ten year vision for the borough. The aim of the Sustainable Community Strategy is that Haringey will be:

"A place for diverse communities that people are proud to belong to"

- 7.12 The Sustainable Community Strategy has identified six outcomes for achieving its vision:

Sustainable Community Strategy Outcomes

People at the Heart of Change by delivering new homes and new jobs, with supporting services and transport and utility infrastructure at the right place and the right time.

An Environmentally Sustainable Future by responding to climate change and managing our environmental resources more effectively to make Haringey one of London's greenest boroughs.

Economic Vitality and Prosperity Shared by All by meeting business needs and providing local employment opportunities and promoting a vibrant economy and independent living.

Safer for All by reducing both crime and fear of crime, through good design and improvements to the public realm and by creating safer, cleaner streets.

Healthier People with a Better Quality of Life by providing better housing, meeting health and community needs and encouraging lifetime well-being at home, work, play and learning.

People and customer focused by providing high quality, accessible services that give value for money, respond to people's need and meet their aspirations. Put greater emphasis on community engagement and tackle social exclusion.

Haringey's Core Strategy – Spatial Vision for 2026

7.13 The Core Strategy Vision has been influenced by the consultation with the stakeholders and the general public on the Core Strategy Issues and Options Report (December 2007) and the Preferred Options Report (May and June 2009) and the vision from the Sustainable Community Strategy. The vision set out below has been developed specifically for the Core Strategy. It is this vision that the spatial strategy and strategic policies will deliver.

Overall vision for 2026

Haringey will be a richly diverse and vibrant part of north London where people are proud to live and work. Private, public and third sector agencies will work together to maximise opportunities for investment, for the development of local skills, the improvement of the environment and for the delivery of social cohesion and inclusion.

Haringey's growth

Haringey Heartlands, Tottenham Hale, Tottenham Corridor and Seven Sisters will be successful new mixed communities with high quality social and community infrastructure. Wood Green Metropolitan Town Centre will continue to thrive with its mix of retail, leisure and cultural uses – and Alexandra Palace will be improving as place for culture, heritage and public open space and regeneration.

Across the borough, neighbourhoods will have benefited from preserving and or establishing redefined distinctive characters through good development and area management. This will have included the start of a strong “estate renewal” programme.

Environmental sustainability

By 2026 growth will be environmentally sustainable. New homes and buildings will be increasingly carbon neutral and climate change adaptation and mitigation will be a way of life including energy management and waste reduction, reuse. Sustainable travel modes and patterns will be strongly supported and will focus on walking , cycling and public transport.

Economic growth

Haringey will be a socially inclusive borough that tackles poverty and disadvantage. Haringey's economy will be more sustainable in terms of economic growth, and will have grown employment opportunities. More people will be engaged locally in employment, training and education. Haringey will have exploited its strategic location and will have increased inward investment to link people to areas of employment. The food and drink, clothing, information, communication and technology and the creative and cultural industries all form key parts of Haringey's 'unique selling point'. This will have included the promotion of modern manufacturing, business innovation and green industries – particularly in the Upper Lee Valley. In general the Borough's town centres and transport hubs will have also been used as places for growth and development for mixed uses.

Haringey's character

Haringey will have maintained and improved its diverse landscape and "buitscape". This will embrace the Edwardian sweep of Muswell Hill, the colourful spectacle of Haringay Green Lanes, the panoramic hill top views from Alexandra Palace and the wide vistas of Tottenham Marshes and the River Lee. The uniqueness and distinctiveness of its town centres and neighbourhoods will be maintained.

A Safer and Better Designed Haringey

Haringey will be a safer borough where people feel secure and confident. The borough's parks will be well used and accessible for all residents. The Borough's heritage and historic spaces, structures and buildings will be appropriately protected and maintained for existing and future generations to be proud of – and new buildings and public realm will provided strong urban design contexts for better town centre and neighbourhood "place shaping"

Health and well-being

Haringey will have a healthier population. All residents will have access to health and education facilities, social and community services, and will enjoy a healthier lifestyle.

Civic Engagement

Community involvement and volunteering will be more generally used to develop and improve local and strategic services – this will help deliver the Borough's aim of better social cohesion and inclusion.

Structure of the Core Strategy

- 7.14 The Strategy has been grouped into six sections to reflect the priorities of the Sustainable Community Strategy and to cover thematic spatial planning policy that should be covered to meet the national guidelines set out in Planning Policy Statement 12. The Core Strategy has been grouped into following key Chapters:

1 and 2 – Haringey in London and North London: sets out the spatial and land use context of the Borough, the opportunities for the 7 assembly areas within Haringey, the Borough overall vision and Core objectives and a key diagram of the major development changes proposed to take place up to 2026.

3 - People at the Heart of Change in Haringey: sets the Council's overall approach to the distribution of future growth in the borough and its management, it also includes the approach to housing and the type of housing needed to support Haringey's growing population.

4 - An Environmentally Sustainable Future: contains the Council's approach to sustainable development and how it intends to make Haringey the greenest borough.

5 - Economic Vitality and Prosperity Shared by All: looks at ways in which Haringey will provide jobs and services and improve its town centres

6 - A Safer, Attractive and Valued Urban Environment: explains how the Council intends to improve its built environment and make sure the quality of life in Haringey is maintained and enhanced

7 - Healthier People with a Better Quality of Life: explains how the Council intends to improve its built environment, provide accessible community services and ensure that people can live healthier lives and the improved quality of life in Haringey is maintained and enhanced

8 and 9 – Delivering, Monitoring and the Community Infrastructure Plan: sets out how the Core Strategy will be implemented through planning decisions; managing resources and services and working with partners to provide the necessary infrastructure to support growth and improvements.

The Spatial Policy Approach

7.15 The Core Strategy identifies the **Key Areas** for managing growth and change in the plan period through the promotion of well designed and increasingly “green” homes, jobs and support facilities. These areas are all brownfield sites where old land uses are now not needed and they are also near transportation hubs. Outside these key areas growth and change will occur, but in a more limited way and will need greater management. So our proposed “Spatial Policy Approach” is to:

- Focus growth on places that can support higher density of development, reducing pressure for residential development in predominantly residential areas (although some development will take place throughout the borough);
- Allow us to better shape places by promoting high quality design of buildings and places, securing necessary infrastructure, providing an appropriate mix of uses, including community facilities and securing regeneration benefits; and
- Through promoting larger schemes, increase our ability to provide more sustainable places, for example by maximising opportunities for local power and heating.

7.16 The Core Strategy is expected to provide approximately **11,229 homes between 2011 and 2026**. Two major policy issues from the Core Strategy relating to Managing Growth and Housing are set out below paragraphs 7.17 – 7.25.

Managing Growth

7.17 **People at the Heart of Change** is the key objective of the Sustainable Community Strategy. Haringey is one of the most diverse areas in the country and this represents many challenges in terms of its location, high levels of deprivation and hugely successful local business entrepreneurship.

7.18 In common with the rest of London, Haringey is expected to experience rapid growth in its population, with a projected 15% population increase to 260,305 by 2026. This growth will bring with it pressure for new housing and associated infrastructure. Policy SP1 sets out the Council's overarching approach to the location of future growth and development in the borough.

7.19 This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS priorities:

- Promote community cohesion;
- Meet population growth and change;
- Meet housing demand; and
- Improve supporting facilities, services and infrastructure.

SP1 - Managing Growth

The Council will focus Haringey's growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the borough. The Council will maximise the supply of additional housing to meet or exceed Haringey's target of 6,800 homes from 2011 – 2026 (680 units per annum).

The Council will promote development in the following Growth Areas:

- Haringey Heartlands; and
- Tottenham Hale.

The Council will expect development in the Growth Areas to:

- Provide 5,165 new homes and the majority of new business floorspace up to 2026;
- Maximise site opportunities;
- Provide appropriate links to, and benefits for, surrounding areas and communities;
- Provide the necessary infrastructure; and
- Be in accordance with the full range of the Council's planning policies and objectives.

The Council will promote development in the following areas of change/renewal:

- Wood Green Metropolitan Town Centre;
- Northumberland Park (which includes the redevelopment of Tottenham Hotspur Football Stadium);
- Tottenham High Road Corridor; and
- Seven Sisters Corridor.

Parts of the borough outside of the growth areas and areas of change will experience some development and change. The Council will ensure that development here will respect the character of its surroundings and provide

environmental improvements and services.

7.20 Indicators to monitor delivery of SP1 will be

- Housing completions against trajectory - 680 per year;
- Delivery of key infrastructure programmes to support new communities; and
- Increase in retail and commercial floor space

Housing

7.21 High quality housing, which is decent and affordable, is one of the key priorities of Haringey's Sustainable Community Strategy. In managing growth, new housing investment will be targeted at fostering the development of balanced neighbourhoods where people choose to live, which meet the housing aspirations of Haringey's residents and offer quality and affordability, and are sustainable for current and future generations. This section of the Core Strategy looks at:

- The overall numbers of additional homes to be built in the borough;
- The proportion of affordable housing that the Council will seek;
- The mix of sizes and types of homes that are needed for particular groups of people;
- The design of high quality homes; and
- Gypsy and Travellers.

7.22 The Council will seek to ensure that everyone has the opportunity to live in a decent home at a price they can afford in a community where they want to live. The Council will therefore seek to establish the right supply, type and quality of homes to meet the needs of our resident and projected population. Haringey has similar private amenity space, wheelchair access, "life time homes", and general design and density standards to the Replacement London Plan. Haringey will review its child play space and housing space standards in the light of the London Plan and adopt improved space standards.

7.23 This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy:

SCS Priorities

- Meet housing demand;
- Meet population growth and change;
- Create more decent and energy efficient homes, focusing on the most vulnerable.

SP2 - Housing

Density and design standards to deliver quality homes

Quality new residential development in Haringey will be provided by ensuring that new development:

1. Meets the density levels set out in the London Plan (Table 3A.2 Density Matrix);
2. Complies with the housing standards and range of unit sizes set out in the

Council's Housing Supplementary Planning Document (SPD) 2008 (and adopt the GLA Housing Space and Child Play Space Standards 2009 as Haringey's own standards;

3. Aims to maximise **housing for special needs (need to check policy wording)**
4. Is built to 100% Lifetime Homes Standards with at least 10% wheelchair accessible housing with an aspiration for 20%.

Affordable housing shall be achieved by:

5. Requiring sites capable of delivering 5 or more units to provide 50% Affordable Housing on site; **(the results from the Strategic Housing Market Assessment will confirm the threshold);**
6. Delivering an affordable housing tenure split of 70% Social Rented Housing and 30% Intermediate Housing;
7. Ensuring no net loss of existing affordable housing floorspace in development; and
8. Ensuring affordable housing units are designed to a high quality and are fully integrated within schemes.

7.24 Indicators to monitor the delivery of SP2

- Annual average housing provision over the plan period in accordance with the London Plan targets up to 2016;
- 50% affordable housing provision on sites;
- Levels of densities for residential development in line with PPS3 and the Density Matrix of the London Plan;
- All new housing built to Lifetime Homes Standards and 10% wheelchair accessible housing; and
- All new housing built to high quality design and meet CABE Building for Life criteria.

Gypsy and Travellers

SP3 - Gypsy and Travellers

The Council will protect existing lawful sites, plots and pitches for Gypsies and Travellers. The redevelopment of such sites will not be permitted unless they are replaced by equivalent or improved sites, plots and/or pitches in suitable locations within Haringey.

Any new site or substantial alteration to an existing site shall:

- Provide satisfactory layout and facilities in terms of pitches, hardstanding, parking, turning space, amenity blocks, open space and play areas;
- Be capable of connection to energy, water and sewage infrastructure;
- Be accessible to public transport, services and facilities, and be capable of support by local social infrastructure;
- Provide safe access to and from the main road network;
- Not cause harm to the residential amenity or the operational efficiency of

- nearby properties; and
- Not cause harm to/or the loss of designated Metropolitan Open Land, Sites of Nature Conservation Importance, woodland and watercourses.

7.25 Indicators to monitor delivery of SP3

- Deliver the minimum number of pitches required by the Gypsy and Traveller Accommodation Needs Assessment.

Timetable for the progress of the Core Strategy

7.26 The table below shows the programme for the next stages of the Core Strategy preparation and the aspiration is to deliver this:

Core Strategy Pre-submission stage to Adoption	
Milestone	Target
Cabinet	March 2010
Pre-Submission Consultation	April – May 2010
Consider representations	June – July 2010
Report back to Cabinet and Full Council	July – Sept 2010
Submit to Secretary of State	Sept 2010
Examination in Public	Oct/Nov 2010
Adoption	Jan/Feb 2011

Site Allocations DPD

7.27 The Sites Allocations DPD set out the Council's proposals for land and buildings on specific significant sites which are likely to be subject to development proposals during the lifetime of the LDF (2011 – 2026). These allocations are intended to assist in delivering the priorities and objectives of the Council's Core Strategy and the London Plan.

7.28 The document is at the first stage of preparation and when adopted will be the land-use allocation of the borough to support the delivery of the Core Strategy. The document will:

- Set out the policy context and where this document sits in relation to other LDF documents;
- Explain the process for producing this DPD and how to get involved;
- Highlight the Core Strategy context which underpins the broad approach;
- Identify a number of significant sites;
- Seek views on sites we have identified; and
- Ask other questions about how this DPD can help to deliver the Council's spatial strategy.

7.29 The document reflects national planning policy guidance and aims to implement the spatial and transport policies of the London Plan, incorporating its housing requirement. It sets out the broad locations for delivering housing and other strategic development needs such as

employment, retail, leisure, community, essential public services and transport infrastructure. It also addresses the links between planning and climate change.

7.30 The Sites Allocation DPD provides a monitoring framework setting out the sites within the borough with potential for redevelopment for different uses.

7.31 The document consists of sites from three main sources

- undeveloped allocated sites from the 2006 Unitary Development Plan (UDP);
- Sites that have been identified in the Strategic Housing Land Availability Assessment (SHLAA);
- The results from an informal survey “call for sites” carried out between 4th November 2009 and 4th December 2009.

7.32 The document includes the following information:-

- Site Address
- Source of suggestion
- Site Area (where known)
- Current Use(s) (where known)
- Options for future use(s)

7.33 The summary below provides an initial indication of the sites that are included.

Haringey Unitary Development Plan

7.34 When the UDP was adopted in 2006, it contained 30 sites around the borough of varying sizes that presented an opportunity for redevelopment. To date, of those 30, 21 have either been redeveloped or have planning permissions that are active, leaving 19 sites to be included in the DPD.

Strategic Housing Land Availability Assessment (SHLAA)

7.35 The assessment was carried out by the GLA on behalf of London boroughs, which identified sites with a potential to provide residential development. These sites have been used to inform the Councils housing trajectory, a list of sites that will be used to meet the Councils housing target over the life of the Core Strategy. The number of sites on the list are of various sizes, some of which are already in the UDP and housing trajectory. To accord with the requirement of PPS12, these have an indicative programme for when they are likely to be developed to meet the five, ten and fifteen years land supply for housing growth in the borough.

Call for Sites

7.36 Between 4th November 2009 and 11th December 2009, an informal survey/consultation referred to as “Call for Sites” was carried out, inviting the general public, public agencies and developers to suggest sites for inclusion in the document. The survey was advertised in Haringey People (November 2009 issue), local newspapers for one week during the consultation period and on the Councils website. A total of 11 responses were received. The responses include buildings as well as land, of various sizes. Some of the responses are already in the UDP and the housing trajectory.

Development Management DPD

- 7.37 The Development Management DPD sets out the Council's policies and proposals that will guide the determination of planning applications in terms of the detail of development, particularly the impact on the area and in delivering the quality of residential units, work and retail floorspace, public spaces, community and health facilities to meet future needs and for assessing developments on specific or significant sites which are likely to be subject to development proposals during the lifetime of the LDF (2011 – 2026).
- 7.38 This document should be considered in the context of the Core Strategy and will provide more detail to the 17 strategic spatial policies in the Core Strategy and will follow a similar thematic approach and lay out.
- 7.39 It is important to point out that the DM document contains the majority of policies from the 2006 UDP (as the UDP is so recent the majority of policies still apply to Haringey) along with 9 new policies to reflect local issues. In addition, those policies which repeat national and regional guidance, for example Green Belt, have been deleted.

The nine new policies are listed below:

- **DMP1 Preventing the loss of affordable housing**
- **DMP5 Housing conversions**
- **DMP 6 Homeless people, vulnerable people and hostels**
- **DMP 7 Sheltered housing and care homes for older people**
- **DMP 9 Basements and lightwells**
- **DMP 13 Private off-street parking – crossovers**
- **DMP 43 Front gardens**
- **DMP27 Local views**
- **DMP 49 Pre-school and educational needs generated by new housing.**

The DPD will include a proposals map showing designations and site specific proposals for areas or individual sites where area based policies apply. The document is at the first stage of preparation and will:

- Set out the policy context and where this document sits in relation to other LDF documents;
- Explain the process for producing this DPD and how to get involved;
- Highlight the Core Strategy context which underpins the broad approach
- Identify key policies for determining all development proposals that the Council as local planning authority is expected to determine relating to housing (density, design, tenure/dwelling mix, conversion, size, amenity space), employment and economy (town centres, retail, offices, leisure), education, community and health /social, environment (energy efficiency, carbon emission, waste, air and water pollution), open space and parks, transport (car clubs, parking standards) and conservation (natural and built environment).

- 7.40 The document has been divided into sections that reflect those of Haringey's Sustainable Community Strategy and Core Strategy. These sections are:

- **People at the heart of change** – contains policies on managing growth and housing
- **An environmentally sustainable future** – contains policies on energy, water, waste and transport
- **Economic vitality and prosperity shared by all** – contains policies on employment, education and town centres
- **Safer for all** – contains policies on design, conservation, open space and biodiversity
- **Healthier people with a better quality of life** – contains policies on health, well being, culture and leisure.

7.41 Each section in the document sets out an introduction to the policy (including reference to any Core Strategy objectives), the policy and justification for the policy. The following paragraphs of the report show how the Housing objectives of the Core Strategy are set out in the DPD to assist Members in assessing the context of the document and the structure and detail of the policies. In the Core Strategy there is just a single strategic housing policy. The principles of the strategic policy are set out into nine detailed policies for Development Management purposes to ensure all aspects of housing in terms of quality, density, floor space, conversion etc can be considered in managing future housing development proposals. Only two notable policies related to Housing are detailed in this section of the Report to show the level of detail the policies set out.

Housing

7.42 This section of the development management document sets out in more detail how the Council will make individual planning decisions to meet the aims of Core Strategy Strategic Policy 2 Housing. Policies in this section relate to:

- New housing development and making full use of Haringey's capacity for additional housing and helping to create mixed and balanced communities;
- Protecting and enhancing existing housing;
- Hostel accommodation and Housing for Special Needs;
- Houses in Multiple Occupation and Conversions;
- Change of use to residential and
- Dwelling mix and standards.

DMP1 New Housing Developments

New housing developments, including conversions, will be permitted provided that:

- a) They include a mix of house types, tenures and sizes (and where appropriate include affordable housing and special needs housing);
- b) They are built to the highest standard of design and meet Building for Life criteria;
- c) They meet the density levels as set out in the London Plan (Table 3A.2 Density Matrix);
- d) If converting a single dwelling house the existing internal floor area is more than 120m² and has at least 5 habitable rooms; and
- e) Where the additional housing creates a need for ancillary community facilities (i.e. education, health, transport, recreational or other facilities a contribution towards meeting this need is provided.

New housing development, including conversions and backland developments, should take account of the Council's standards (layout, minimum room size, amenity and privacy) as set out in the Housing Supplementary Planning Document.

New housing development, including conversions where possible, should be built to lifetime home standards to enable people to remain in their home throughout their life instead of having to move to specialist accommodation.

DMP2 Change of use to residential

A change of use to housing will be considered provided:

- a) the building does not fall within a Locally Significant Industrial Site and satisfies the criteria in policy DMP x; or
- b) it does not involve the loss of protected open space; or
- c) the building does not have an adverse affect on the vitality and viability of existing ground floor retail uses; or
- d) the building can provide satisfactory living conditions.

Changes of use to housing will allow the Council to work towards its housing target while ensuring that there is no detrimental impact on the borough in terms of loss of employment/retail/open space. The standards set out in the Housing SPD will help to ensure that suitable living conditions are provided.

8. Chief Financial Officer Comments

8.1. Within the Planning and Regeneration service, there is budget allocation for LDF work with a budget of £100K for the current financial year. There was also a carry forward from the previous year (2008/2009) a sum of around £50K that is still available. The current expenditure against the LDF budget is of around £40K.

8.2 There is no allocation specifically for LDF in the Planning and Regeneration Service budget for 2010/2011. It is expected that future expenditure for LDF work will be met from within the Service's allocated budget.

9. Head of Legal Services Comments

9.1. The Council is required under the Planning and Compulsory Purchase Act 2004 to prepare a Core Strategy as part of its Local Development Framework (LDF). The Core Strategy will replace the strategic policies and objectives of the (saved) Unitary Development Plan.

9.2 The Core Strategy will take forward the priorities of Haringey's Sustainable Community Strategy and other plans and strategies to identify a vision for Haringey as a place to live, work and visit.

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

10.1 N/A

11. Equalities & Community Cohesion Comments

11.1 As part of the development of the Core Strategy, an Equality Impact Assessment is being produced to assess the impact the Core Strategy may have on the ethnic minorities and age, gender and disability of the communities. This is considered in line with Haringey's approach to equal opportunities. The Equality Impact Assessment on the Core Strategy ensures information on the key issues is provided throughout the development of the planning policy document.

12. Consultation

12.1 The development of the Core Strategy involves a process of detailed internal and external consultation at various stages of preparing the document and the evidence base. The Core Strategy has already undergone two stages of public consultation (Issues and Options-2008) and (Preferred Option – May-June 2009). All stages of public consultation are extensively publicised with newspaper adverts, posters, summary leaflets, workshops and focus group discussions. The responses received from these consultations frame the next stage of the core strategy document.

12.2 The Council intends to consult on the Pre-Submission Core Strategy document from 1st march till 12 April 2010. The outcome of the public consultation will influence the final document for submission to the secretary of State.

13. Service Financial Comments

13.1 The revenue budget for Local Development Framework for 2009/10 will be fully utilised in taking forward the Core Strategy to the submission and Examination in Public (EIP). There is approximately £120K in the budget with a commitment of £94K for a number of viability studies and sustainability appraisal. There will be further expenditure of £26K for the printing of the consultation document, Summary leaflets for consultation and cost of public meetings during consultation. There is unlikely to be much available to be carried forward into the 2010/2011 financial year to meet future expenditure.

13.2 There is no allocation within the 2010/2011 Planning and Regeneration Service budget for the continuing work on the LDF and Core Strategy, however the likely expenditure that will be incurred for the EIP will be met from within the existing Service resources. The expected cost for the EIP will be in range of £50-65K, and the Planning Inspectorate (PINS) expenses are due to change next year. This expenditure relates to the appointment of a Planning Inspector to undertake the Examination in Public of the Core Strategy. In addition, a programme officer to manage the EIP process and to be the interface between the Council and the Inspector is needed. The appointment of the programme officer will be met from the existing internal staff resources, however, it is a cost that needs to be attributed to producing the suite of planning policy documents that form the Haringey's Local Development Framework. There are separate costs for the consultation and consultation material and design and print of the final Core Strategy that will also be met from the existing Services resources.

13.3 There will be further expenditure during 2010/11 associated with other planning

documents. The list includes the North London Joint Waste Plan with estimated cost of £27K for 2010/11 that was expected to be met from within the 2009/2010 budget commitment, but given that there will be a very little carry over, this will need to be met Service budget. Other documents being prepared and progressed include the Site Allocations DPD, Development Management DPD, Sustainable Design and Construction SPD and there will be associated costs for preparing these documents and as a minimum will include printing and public consultation. It may also be necessary to undertake further evidence based studies to support the EIP and these will be met from the existing Service budget resources for Consultant/Studies.

14. Use of appendices /Tables and photographs

14.1. There are number of documents attached as appendices to this report.

- A. The Draft Core Strategy
- B The Site Allocations DPD
- C Development Management DPD
- D Sustainability Appraisal

15. Local Government (Access to Information) Act 1985

- 15.1. The London Plan
- 15.2. The Unitary Development Plan