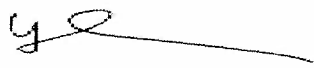


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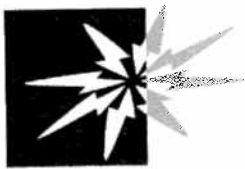
<b>Report for:</b>	<b>Cabinet – 20 December 2011</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Local Development Framework Annual Monitoring Report (AMR) 2010/2011</b>		
<b>Report Authorised by:</b>	Lyn Garner, Director of Place and Sustainability 		
<b>Lead Officer:</b>	Marc Dorfman, Assistant Director for Planning, Regeneration and Economy		
<b>Ward(s) affected: All</b>		<b>Report for Key/Non Key Decisions: Key Decision</b>	

**1. Describe the issue under consideration**

- 1.1 The Annual Monitoring Report (AMR) is part of the new Planning Local Development Framework (LDF) and is used to assess the performance of the Council's planning policies and plan for the borough – the 2006-16 Unitary Development Plan for as long as it remains in place, and then the elements of the proposed new LDF which are due to come into force during 2012.
- 1.2 The AMR usually covers progress for the 12 months of the previous financial year and is published by 31/01/12. Members are asked to note and approve the 2010/11 report as set out in the accompanying Appendices 1 (Annual Monitoring Report 2010/11) and 2 (Summary of Performance over 5 years).

**2. Cabinet Member introduction**

- 2.1 The main conclusions of AMR for the 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011 are as follows:
- **Place Making and Major Projects** - Despite the recession progress was made at most of the Council key major planning projects including:
    - at Heartlands where a new High School was completed;



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- at Tottenham Hale where new homes and student accommodation continued to be built and the Lee Valley Park Development Plan was launched;
  - at Tottenham High Road where planning permission was given for a new Tottenham Hotspurs Football Club (THFC) stadium and a £1m heritage renovation programme drew to a close, and finally
  - at Seven Sisters where the successful New Deal for Communities Programme completed with improvements to child care, health and library buildings.
- 
- **Design and Conservation** – The Borough saw a continued range of heritage improvements at Tottenham Town Hall and High Road and proposed improvements at Hornsey Town Hall. New design guides were produced, (Sustainable Design and South Tottenham) and a variety of building design awards won. However despite this the Borough still has 18 of its 471 Listed buildings on the “at Risk” English Heritage Register.
  - **Housing** – housing targets for the year were nearly met, with 629 completed instead of 680. However this and the new 820 annual target will be a challenge for future years.
  - **Environment** – Recycling rates remained around 24-26%. It is planned that the new Veolia Cleaning and Waste contract will improve this over the next 2-5 years and help support waste reduction plans and targets that the Mayor will bring in. The Draft North London Waste Plan was prepared for Enquiry in 2011/12. The Council launched “40:20” its Carbon Reduction Plan, (40% carbon reduction by 2020). This plan is underpinned by a range of local and cross Borough programmes. A Flood Risk Strategy was prepared. Local park and open space improvements enabled the Borough to retain its quality accreditations for 16 parks (Green Flags), and 4 community gardens (Green Pennants). In addition, three additional local parks have been awarded Green Flag status.
  - **Employment and Town Centres** – Some new commercial floor space was built in 2010/11 and planning permission was granted for a new scheme at White Hart Lane. Whilst no new retail floor space was built in 2010/11 - plans were developed for new retail floor space in Tottenham High Rd and Hale, Wards Corner, Hornsey and Crouch End. No complete town centre surveys were undertaken in 2010/11, but partial surveys and liaison with the main Town Centre Business Forums confirmed that vacancy rates in town centres remained low and continue to do so into the first half of 2011-12. The figure for number of unemployed in 2010/11 was 12,600, which represented 10.6% of the working age population. This compares to the London average of 8.6% and the UK average of 7.6%.
  - **Strategic and Community Infrastructure** – In 2010/11 the Council along with its partners created its first Community Infrastructure Plan which it will look to



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adopt in 2012. Key transport projects in 2010/11 were the Wood Green Station crossing, the development of car clubs in the Borough, new electric car charging points - and the commencement of the Tottenham Hale Gyratory scheme. The Building Schools for the Future programme drew to a close in 2011 and has delivered some £214m investment for Haringey's 12 secondary schools. Improvements were made at the Laurels Health Centre and the Hornsey Health Centre was completed in 2011. The year saw the Borough begin a new Upper Lee Valley Decentralised Energy project, and begin collaborating with other North London Boroughs about joint implementation of a Green Deal scheme to retrofit existing homes and buildings.

- 2.2 The AMR reports on the above key outcome themes as well as the following issues:
- Planning and Regeneration Implementation;
  - Impact of changes in national and regional policy; and
  - Future monitoring – including impacts of economic and social change on planning policy

## **3 Recommendations**

- 3.1 Cabinet to note and approve the Annual Monitoring Report.
- 3.2 Cabinet to note that the aims of the Council's current Borough Plan (UDP 2006-2016) are overall being delivered and that the planning outcomes for 2010-11 are generally positive.
- 3.3 Cabinet gives delegated power to the Lead Member for Economic Development and Social Inclusion and the Director of Place and Sustainability to approve any subsequent minor amendments relating to output/outcome detail to the AMR prior to its publication.

## **4 Other options considered**

- 4.1 Local Planning Authorities are required to produce an Annual Monitoring Report. The production of the AMR is the most effective way in presenting outcomes and achievements of the planning service in Haringey. As such, no other options were considered.

## **5. Background Information and Summary of Planning Policy/Plan Performance**

### **Background Information**

- 5.1 The list of indicators used to monitor planning performance in 2010/11 have been developed over the past few monitoring years from a range of sources, including central government guidance and requirements, local and corporate strategies and



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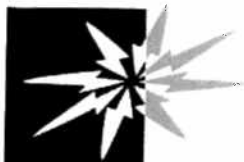
goals, UDP objectives, and priorities set out in the sustainability appraisals of the LDF documents.

- 5.2 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 Planning service input all relevant information into this system for monitoring purposes. It is expected that the scope and capabilities of the LDD system will be developed further in coming years in order to improve monitoring.
- 5.3 The GLA produces a London wide AMR each February following the current monitoring year, i.e. the GLA AMR8 will be published in February 2012, covering the monitoring period 2010/11, to take account of all London boroughs' AMRs.
- 5.4 The Annual Monitoring Report (AMR) is part of the Local Development Framework and is used for information purposes to assess the performance and effectiveness of current planning policies, and to report on the milestones of the Local Development Scheme. The report does not attempt to measure and monitor each UDP policy individually, but focuses on monitoring key policy objectives for which data is currently available.

## **Summary of Performance**

### **Place Making**

- 5.6 **Place Making** relates to Haringey's identified areas of change and major projects and sites. Notwithstanding the recession and the significant slowdown in construction - progress was made in these areas.
- 5.7 **The Heartlands/Wood Green** – The new Heartlands High School was completed along with associated improvements to Wood Green Common. Ongoing negotiation on Clarendon Rd (mix used residential led regeneration scheme) and at Coronation Sidings (new Network Rail Depot scheme) led to Planning Committee approvals in 2011/12 and some £9m for associated community infrastructure and better links between the east and west sides of the rail lands and to and from Alexandra Palace. The New River Village scheme maintained its residential quality having added new public open space to the west side of the railway line. On the Hornsey Depot site the Council made progress on entering into a partnership to bring forward homes, open space and a Hornsey High Street retail/business proposal. A new pedestrian priority crossing was designed and part completed at Wood Green tube station.
- 5.8 **Tottenham Hale** – The Hale Village/GLS mixed use scheme maintained momentum if at a slower pace during 2010/11. The Gyratory project began on site and further bids and submissions were made to improve rail frequency and the interchange infrastructure at the Hale station. In December 2011 Planning



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Committee is considering a planning application for a new Tottenham Hale Bus Station. 2010/11 saw the launch of the Lee Valley Development Plan setting out planned improvements for Markfield Beam Engine Museum, the Canoe and Cycle Hire location in Haringey and food growing and nature conservation at Tottenham Marshes. Inevitably the August 2011 Riots will slow progress across both the Hale and on the High Rd

- 5.9 **Tottenham High Road** – ASDA arrived in the High Rd, 3 large residential development sites maintained development momentum through the year and the THFC scheme was approved by Planning Committee. The £1m Townscape Heritage Initiative drew to a close in 2010/11 and development started on site on listed buildings at the southern end of Bruce Grove which over time will also provide an opportunity for new public space. The August 2011 riots luckily did not damage these recent improvements but of course did affect some other valued High Rd buildings. A review of key planning and regeneration strategies for all of Tottenham has begun in 2011/12 as a result of the August riots.
- 5.10 **Seven Sisters and Finsbury Park** – The New Deal for Communities scheme was completed with improvements to child care, health and library buildings. A planning application for the redevelopment of Wards Corner was developed, but was refused in early 2011-12. Phased park improvements progressed in Finsbury Park where the Council also participated in a cross Borough partnership that saw planning permissions and development begin at Woodberry Down and Finsbury Park Station.
- 5.11 **Neighbourhood Plans** – A new local residential design guide was put in place for South Tottenham. Environmental improvements in Myddleton Road were maintained. The Green Lanes Strategy Group and the Archway Group continued to meet and develop transport, urban design and town centre management improvement proposals with Transport for London.

## Design and Conservation

- 5.12 **Design** – A draft Sustainable Design and Construction Guide was published for consultation and a new South Tottenham Design Guide adopted to correct poorly designed extensions. Improvements have been made to staff and member Design Training and training for “Design Buildings for Life Assessments” are planned for 2011-13. The Council’s independent Design Panel continues to meet to scrutinise key schemes and report to Planning Committee. These initiatives have contributed to schemes in Haringey winning design awards - including:
- the National Housing Design Awards for housing at Connaught Gardens in 2010;
  - Trees Extra Care - Housing Design Awards 2011 HAPPI winner;
  - Roden Court - Housing Design Awards 2011;
  - 2010/11 nomination for the Civic Trust awards for the Triangle Youth Centre and
  - 2010/11 winner of the Civic Trust Award for Coleridge School.



- 5.13 **Conservation** - Haringey continues to support investment in its listed buildings and conservation areas. The Borough has 471 statutory listed buildings and 29 conservation areas. Across North London, (Haringey, Enfield, Waltham Forest, Camden, Hackney and Barnet), Haringey is in 5<sup>th</sup> place in front of Waltham Forest in terms of listed “Buildings at Risk”, (18). The Borough’s percentage “at Risk” is 3.8% whilst the London average is 2.4%. Haringey has three conservation areas at risk, which accounts for 10% of all conservation areas, compared to London average of 6.4%. Haringey continues to improve matters with investment schemes in Tottenham Green (Tottenham Town Hall refurbishment), in Tottenham High Road, (£1m conservation area frontage improvement scheme) in Myddleton Road, (environmental improvements and enforcement), in Crouch End, (Hornsey Town Hall Proposals) and in Highgate (Furnival House scheme and Highgate Bowl planning appeal). A lot of the credit for improvements to the Borough’s heritage assets is because of the strong advice and campaigning of the local Conservation Area Advisory Committees.
- 5.14 **Housing** – 629 additional new homes delivered in 2010/11 (48% affordable/303 units), against a target of 680 and 50% affordable. The sites which delivered the majority of the affordable homes included Roden Court in Crouch End (52 units); Trees, Broadlands Road, Highgate (40 units); and Coppetts Wood in Fortis Green (32 units). The replacement London Plan 2011 sets a notional annual new housing target of 820 for Haringey for every year for the next 10-12 years, which is likely to be very challenging. 2010/11 saw the Council’s Temporary Accommodation numbers reduced, the Decent Homes programmed maintained and the policy on restricted conversion areas better supported on planning appeal and further examined by an HMO/Conversions Working Party which will report in 2012.
- 5.15 **Environment** – Recycling rates remained around 24-26%. It is planned that the new Veolia Cleaning and Waste contract will improve this over the next 2-5 years and help support waste reduction plans and targets that the Mayor is planning to bring in. The Draft North London Waste Plan was prepared for Enquiry in 2011/12. The Council launched “40:20” its Carbon Reduction Plan, (40% carbon reduction by 2020). This plan is underpinned by a range of local and cross Borough programmes. A Flood Risk Strategy was prepared. Local park and open space improvements enabled the Borough to retain its quality accreditations for 16 parks (Green Flags) and 4 community gardens (Green Pennants), with an additional three local parks awarded Green Flag status.
- 5.16 **Employment and Town Centres** – The figure for number of unemployed in 2010/11 was 12,600, which represented 10.6% of the working age population. This compares to the London average of 8.6% and the UK average of 7.6%.
- 5.17 This is a slight reduction on unemployment figures in 2009/10, which was 11.9% in Haringey. This can be attributed to a number of successful outcomes achieved through the Council’s Economic Development Programmes in 2010-11, which delivered:



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- support for 618 business start ups,
- 200 sustained jobs and
- 300 businesses supported to benefit from town centre project interventions

5.18 Some 364sqm (gross) of new commercial floor space was built in 2010/11. No new retail floor space was built but plans were developed for new retail floor space in Tottenham High Rd and Hale, Wards Corner, Hornsey and Crouch End. No complete town centre surveys were undertaken in 2010/11, but partial surveys and liaison with the main Town Centre Business Forums confirmed that vacancy rates in town centres remained low and continue to do so into the first half of 2011-12.

### Strategic and Community Infrastructure

- 5.17 **Infrastructure** – In 2010/11 Haringey completed its first Draft Community Infrastructure Plan covering health, education, care, libraries/museums, community meeting space/youth, open space, leisure/sport, emergency services, transport, waste and public utilities, telecommunications and energy management. The Council will be updating this Infrastructure Plan with key partners and developing a Community Infrastructure Levy in 2013 to contribute to its implementation.
- 5.18 **Transport** – Haringey planning and transport projects are focused on promoting public transport, cycling and walking. Key projects in 2010/11 were the Wood Green Station access in April 2010, and completion of phase 1 of improvements to the Tottenham Hale gyratory in summer 2011. 18 new car club bays were introduced. Zipcar (formerly Streetcar) have the contract for all on street car club bays in Haringey. As of April 2011 there were 87 on-street car club vehicles and 8 off-street vehicles. There are currently 22 electric vehicle charging points in the borough. All schools have agreed travel plans that promote non-car travel.
- 5.19 **Education and Health** - The Building Schools for the Future programme drew to a close in 2010/12 and has delivered £214m investment for Haringey's 12 secondary. Improvements were made at the Laurels Health Centre and the Hornsey Health Centre was completed in 2010/11.
- 5.20 **Energy Management** – 2010/11 saw the Borough begin a new Upper Lee Valley Decentralised Energy project and begin collaborating with other North London Boroughs about joint implementation of a Green Deal scheme to retrofit existing homes and buildings.

### Planning and Regeneration Implementation

- 5.21 Associated with planning permissions, the Council signed 17 legal agreements under Section 106 (S106) of the Town & Country Planning Act 1990. The total value negotiated was £907k. These funds will only become available if the planning permissions are triggered.



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5.22 During 2010/11 some £ 1,701,282.05 S106 was spent on infrastructure shown below:

**Actual Spend broken down by Infrastructure Type for 2010-11**

<b>Infrastructure Type</b>	<b>Spent</b>
Recreation	20,000.00
Environment	60,000.00
Street Scene	270,000.00
Education	1,203,282.05

- 5.23 The Planning service determined 1811 planning applications in 2010/11. All statutory timescale targets were met – these are:
- 60% of major applications in 13 weeks
  - 65% of minor applications in 8 weeks
  - 80% of other applications in 8 weeks.
- 5.24 There were a total number of 81 **planning appeals** in 2010/11 – the Council won 61 (75%) and lost 20 (25%). This was an increase on its “win rate” of the year before, which was 70%.
- 5.25 In 2010/11, the Council issued 66 **planning enforcement** notices against breaches of planning control. During 2010/11, the level of prosecutions increased.
- 5.26 **Community Involvement and Partnership Working** – the Planning Service continues to operate to the guidance set out in its Statement of Community Involvement. Consultations on planning applications are maintained as is a planning advice service. An “agents and community” forum is held each year to provide information and to support feedback and this is complimented by planning application and building control “customer feedback forms” on how the service is operating. In 2010/11 the service carried out Member Inductions and produced a service information pack for members and the public. Partnership working is critical in the delivery of good planning and regeneration outcomes. 2010/11 saw the Borough maintain its regular meetings with the Mayor and collaborate on the production of the Upper Lee Valley Opportunity Area Planning Framework 2011-31. The production of a draft Community Infrastructure Plan was also completed but only with the support of a wide range of partners.
- 5.27 The **Local Development Scheme (LDS)** is a project plan, setting out the details of the local development documents (LDDs) which Haringey intends to produce over the next three years. It outlines the status and purpose of the LDDs, the timetable and milestones for their production and the evidence base and resources required. The current LDS was submitted to Greater London Authority (GLA) in October 2010 and covers a three year period up to 2013. Future AMRs will monitor the progress of the LDS.





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5.28 The key milestones for 2010/2011 were;

- Core Strategy Proposed Submission consultation June 2010;
- First stage of Consultation on the Development Management and Site Allocations DPDs May/June 2010;
- Examination in Public of the Core Strategy July 2011.

5.29 Further changes to the LDS is currently being discussed to reflect recent changes in the borough, specifically the post riots regeneration.

5.29 The introduction of the Localism Act and the emerging National Planning Policy Framework is set to bring about significant changes to planning processes and outcomes. Monitoring these changes and impacts will continue to be important in order to ensure positive outcomes from the planning service.

## **6 Comments of the Chief Finance Officer and financial implications**

6.1 The cost of producing this report has been met from existing budgets.

6.2 There are significant financial implications related to many of the subjects addressed in this report, specifically the movement from Section 106 payments to the Community Infrastructure Levy and in the cost of bringing forward schemes related to Employment, Housing, Waste and Carbon Management. Specific reports on these subjects with financial comments will come to Cabinet as necessary.

## **7 Head of Legal Services and legal implications**

7.1 The Head of Legal Services notes the contents of this report and the Annual Monitoring Report.

7.2 The Localism Act removes the requirement for local planning authorities to produce an AMR for Government, while retaining the overall duty to monitor. In March 2011 the central government guidance on local plan monitoring was officially withdrawn. Authorities can now choose which targets and indicators to include in the report as long as they are in line with relevant national and EU legislation. Haringey's primary purpose in relation to the AMR is to share the performance and achievements of the planning service with the local community.

## **8 Equalities and Community Cohesion Comments**

8.1 There is no requirement to produce an Equalities Impact Assessment (EqIA) for the AMR. The AMR provides an analysis of planning policies and decisions, and is not a Development Plan Document.

## **9 Head of Procurement Comments**

9.1 N/A



## **10 Policy Implications and Conclusions**

### **10.1 The AMR 2010/11 Summary Conclusions are:**

- Place Making and Major Projects – Progress is being made on key major projects. A strong focus on these must be maintained if they are to be achieved between now and 2017/26.
- Design and Conservation – A further focus is needed on early pre application assessments to ensure good design and the Council should look to maintain support for heritage asset needs and promote partnership working to reduce its “at Risk” buildings
- Housing – The next few years are likely to be difficult for the construction and homes market, working closely with the GLA , RSLs and the private sector will be critical to achieve quantity and quality. Policy responses will need to be considered for estate/neighbourhood improvement schemes and the management of houses in multiple occupation and conversions.
- Environment – There must be a strong and integrated push over the next few years to support and require the development industry and the local community to move to a low carbon future. Local amenity will also be important. Further staff, member and industry/community engagement and training will be needed and again early pre application discussions and long term plans for key areas and themes will be important.
- Employment and Town Centres – town centre quality, vitality and viability will need to be supported over the coming years as a way to maintain employment and enterprise. Collaboration with employment estate and town centre businesses will be crucial. Policy responses may be needed to deal with Betting shops, Hot food Take Aways, Markets and Local Distinctiveness and Needs
- Strategic and Community Infrastructure – regularly updating the Community Infrastructure Plan will be critical over the coming years. Focusing planning outcomes on its delivery will also be important.

## **11 Use of Appendices**

11.1 Appendix 1 – Annual Monitoring Report 2010/11

11.2 Appendix 2 – Summary of Performance over 5 years

## **12 Local Government (Access to Information) Act 1985**

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

- Haringey Unitary Development Plan (July 2006)



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- London Plan Annual Monitoring Report 7 (Mayor of London, February 2011)
- Planning Policy Statement 12 Local Spatial Planning (DCLG, 2008)
- Monitoring that matters (Local Government Group, 2011)
- Haringey's Annual Monitoring Report 2009/10

