

Executive Meeting**On 19 December 2006****Report Title:** Unitary Development Plan - Annual Monitoring Report**Forward Plan reference number:****Report of:** Andrew Travers, Interim Director of Environmental Services**Wards(s) affected:** All**Report for:** Key Decision**1. Purpose**

- 1.1 To seek Members approval for the Annual Monitoring Report for submission to the Government Office for London as required by the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004.

2. Introduction by Executive Member

2.1

3. Recommendation

- 3.1 That Members approve the Annual Monitoring Report for submission to the Government Office for London.

Report Authorised by: Andrew Travers, Interim Director of Environmental Services**Contact Officer:** Malcolm Souch, Planning Policy Team Leader (extension 5590)**4. Executive Summary**

- 4.1 Local planning authorities are required to produce an Annual Monitoring Report under Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of Town and Country Planning (Local Development) (England) Regulations 2004. This Annual Monitoring Report covers the period April 2005 to March 2006 and must be submitted to the Secretary of State by 31 December 2006. The publication of the Annual Monitoring Report is also subject to a Best Value

Performance Indicator (BV 200c). The Government is also intending to allocate Planning Delivery Grant for 2007/08 to authorities that demonstrate performance in housing delivery, plan-making and sustainable development as identified by core indicators in the Annual Monitoring Report.

4.2 The Annual Monitoring Report is used for information purposes to assess the performance and effectiveness of planning policies. It presents available statistical data relating to the planning policies in Haringey's adopted Unitary Development Plan and emerging Local Development Framework. It contains a monitoring framework that identifies targets and indicators, which will be used to assess the performance and effectiveness of Unitary Development Plan objectives and key policies. The Report also identifies ongoing issues of data collection and analysis.

5. Reasons for any change in policy or for new policy development

5.1 The production of an Annual Monitoring Reports is a new requirement for local planning authorities under the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004. The first Annual Monitoring Report was submitted to the Government Office for London in December 2005.

5.2 The Annual Monitoring Report is used for information purposes to assess the performance and effectiveness of planning policies. The Report does not recommend any policy changes.

6. Local Government (Access to Information) Act 1985

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

- Haringey Unitary Development Plan, July 2006
- London Plan Annual Monitoring Report 2 (Mayor of London, February 2006)
- Local Development Framework Monitoring: A Good Practice Guide (ODPM March 2005)
- Local Development Framework Core Output Indicators Update 1/2005 (ODPM October 2005)
- Planning Delivery Grant 2007/08: Proposed Allocations Criteria Consultation Paper (DCLG July 2006)

7. Background

7.1 The Haringey Unitary Development Plan (UDP) was adopted in July 2006. The UDP deals with development and use of land in Haringey, and contains information on the Council's policies and proposals. The UDP Review has been developed under the Town and Country Planning Act 1990 and the Town and Country Planning (Development Plan)(England) Regulations 1999. It was subject to three statutory public consultation stages and a public inquiry. The UDP inquiry ran from April to September 2005 and the Council received the Inspector's report in January 2006. In response to the Inspector's report, the Council's Executive approved modifications to the UDP on 21 March 2006.

- 7.2 On 30 March 2006, the Council submitted its revised Local Development Scheme (LDS) to the Government Office for London. The LDS is a three-year project plan, which sets out a programme for replacing the UDP policies with Local Development Documents. The AMR monitors progress on the LDS. For 2005/06, the key milestones were the commencement of the UDP inquiry and the modifications stage.
- 7.3 The first Annual Monitoring Report for 2004/05 was submitted to the Government Office for London on 15 December 2005. It presented available statistical data relating to Haringey's emerging UDP policies and information on the Council's development control performance. This Report takes forward many of the indicators used in the first report and addresses more core indicators as identified by the Government. It includes some significant effects indicators which assess the significant social, environmental and economic effects of policies. These indicators are linked to objectives for the sustainability appraisal of Local Development Documents. A full set of sustainability objectives and indicators will be developed for the Local Development Framework.

8. Description – Format of the Annual Monitoring Report

- 8.1 The Annual Monitoring Report (AMR) presents available statistical data relating to planning policies in Haringey's adopted Unitary Development Plan. It also presents some contextual information on the Borough's population, health, housing and economy. It includes a monitoring schedule that identifies targets and indicators. This schedule will be used to assess the performance and effectiveness of Unitary Development Plan objectives and key policies. It will develop over time as monitoring systems become more sophisticated.
- 8.2 The AMR sets out information on the key planning policy issues in Haringey. These are grouped together under the following policy themes:-
- Housing
 - Employment and economic activity
 - Retail and Town Centres
 - Environment and Transport
 - Planning obligations
- An executive summary is provided on the key findings and is attached as Appendix 1 to this report. A copy of the full Annual Monitoring Report has been placed in the Members Room.
- 8.3 The AMR covers the monitoring period April 2005 – March 2006. Where possible, data is provided for the monitoring period, but in other cases the most recent data is provided.
- 8.4 The Government has published a good practice guide to Local Development Framework Monitoring. The Council has some discretion over the content of the AMR and the choice of targets and indicators. However, it must attempt to provide information on 23 core output indicators as defined by the Government.

- 8.5 Planning Policy Statement 12 requires local authorities to produce a housing trajectory as part of their AMR. A housing trajectory identifies housing performance in terms of net additional dwellings against a borough housing target. A housing trajectory has been included in the AMR to show past supply of housing and estimated progress towards the borough's housing target. The trajectory will be updated annually and will be used to influence the delivery of major sites, reflect site phasing requirements or check progress of windfall sites.
- 8.6 Government advice suggests that authorities should avoid developing large numbers of indicators, particularly during the initial stages of developing their monitoring frameworks. Initially, a small number of indicators have been selected which reflects the current availability of data. These indicators are consistent with national and regional planning policy objectives, the core output indicators and UDP policies and objectives.
- 8.7 Annual monitoring reports should include information on the significant sustainability effects of local development documents. The sustainability appraisal of local development documents can assist in formulating targets and indicators consistent with sustainable development objectives. Although the Council's UDP addressed sustainability issues, a formal sustainability appraisal of the plan was not required. Therefore, the Council will develop significant effects indicators for future AMRs linked to the sustainability appraisal objectives and indicators identified as part of the Council's Local Development Framework.
- 8.8 The AMR also reviews progress on the preparation of the Council's Local Development Framework as indicated in the timetable and milestones set out in the Local Development Scheme. The key milestones for 2005/06 were commencement of the UDP inquiry and the modifications stage. The AMR identifies that these milestones were met. The UDP process has highlighted the need for additional guidance on housing policies and the Council will prepare a Housing Supplementary Planning Document. This will review the housing policies in the light of monitoring information compiled for the AMR.
- 8.9 The Annual Monitoring Report identifies that the Council is performing well against Best Value performance indicators for planning and has met its 2005/06 targets for planning applications and appeals and for new homes on previously developed land. It also submitted its revised Local Development Scheme by the end of March 2006 and will meet the Best Value target for monitoring by submitting this AMR by 31 December 2006. From the information available, the AMR demonstrates that the UDP policies are effective and performance is improving, particularly with regard to housing. The AMR demonstrates that the Council has met its Best Value performance targets for planning and that the UDP policies are effective, with performance improving in housing provision. The Council is meeting its new housing target with all new homes built on previously developed land. It demonstrates that the policies for the borough's town centres and employment areas are effective.
- 8.10 The Government is proposing to introduce a standard planning application form (1 APP), which will provide authorities with a wider source of data on development

proposals. It intends to introduce the form across England by July 2007. This will be complemented by phase 2 of the PARSOL Land Use Monitoring Project which will develop a national scheme for the collection and transfer of planning monitoring data. From 2006/07, development monitoring procedures have been in place to capture more information from planning applications.

- 8.11 The Greater London Authority is currently working to implement the new London Development Database (LDD). The system is designed to record the progress of planning permissions in the Greater London area. In February 2006, the Mayor of London published the second London Plan Annual Monitoring Plan. The AMR has a number of information gaps, which in most cases are being addressed by the London Development Database.

9. Consultation

- 9.1 There is no requirement to consult on the Annual Monitoring Report. For future AMRs, the Council will consult with other authorities and bodies to co-ordinate the capture and analysis of data. This is particularly relevant in relation to monitoring the Joint Waste Development Plan Document.
- 9.2 The Council is encouraged to bring any monitoring problems to the attention of the Government Office.

10. Summary and Conclusion

- 10.1 The Annual Monitoring Report (AMR) presents available statistical data relating to planning policies in Haringey's adopted and emerging Unitary Development Plan. It is the first AMR and provides a monitoring framework to assess the performance and effectiveness of planning policies, which will develop over time as monitoring systems become more sophisticated.
- 10.2 The publication of the AMR is a statutory requirement under the Planning and Compulsory Purchase Act. It is subject to a Best Value Performance Indicator and the award of Planning Delivery Grant. The AMR demonstrates that the Council has met its Best Value performance targets for planning and that the UDP policies are effective, with performance improving in housing provision.

11. Recommendation

- 11.1 To approve the Annual Monitoring Report for submission to the Government Office for London.

12. Comments of the Director of Finance

- 12.1 The milestones and targets included in the Annual Monitoring Report were achieved within approved budgets for 2005/06.

13. Comments of the Head of Legal Services

- 13.1 The Head of Legal Services has been consulted and wishes to draw Members attention to Regulation 48(8) which requires each planning authority as soon as reasonably practicable after an annual report is submitted to the Secretary of State

to publish the report on their website. This will enable public scrutiny, and comparison and analysis between all authorities, in addition to the National GLA and GoL monitoring arrangements.

14. Equalities Implications

14.1 The AMR provides an analysis of planning decisions. No specific issues relating to equalities were identified. In future the sustainability appraisal of local planning documents will include a Equality Impact Assessment.

15. Use of Appendices

15.1 Appendix 1: Executive Summary from the Annual Monitoring Report 2006

**Local Development Framework
Annual Monitoring Report 2006**

Executive Summary

The Annual Monitoring Report (AMR) presents available statistical data relating to planning policies in the Haringey's adopted and emerging Unitary Development Plan. It also presents some background information on the Borough's population, housing and economy and information on the Council's development control performance as monitored by the Government's Best Value (BV) performance indicators.

The report covers the period 1 April 2005 - 31 March 2006.

The AMR reviews progress on the preparation of the Council's Local Development Framework as indicated in the timetable and milestones set out in the Local Development Scheme. The key milestones for 2005/06 were commencement of the UDP inquiry and the modifications stage. The AMR identifies that these milestones were met.

The AMR includes some significant effects indicators which assess the significant social, environmental and economic effects of policies, including the amount of development built on previously developed land, the level of affordable housing completions and the number of parks managed to Green Flag Award standard. These indicators are linked to objectives for the sustainability appraisal of Local Development Documents. A full set of sustainability objectives and indicators will be developed for the Local Development Framework.

For further information please contact:
the Planning Policy Team: 020 8489 5269
or email: udp@haringey.gov.uk

Population

- Haringey has a population of 224,500 (mid 2005 estimate) living in an area of 30 square kilometres. Haringey accounts for 3% of the total London population.
- Haringey's population has grown by 8.4% since 1991 and is projected to grow by a further 21% by 2021
- 43% of the population are from black and minority ethnic groups, the 6th highest proportion in London, and almost half of all pupils in Haringey schools speak English as an additional language
- Haringey's population is relatively young in comparison to London's and the national population – there are relatively more people aged between 20 to 44
- Haringey has a relatively transient population. At the time of the 2001 Census, there were 36,000 migrants in the borough, the 9th highest proportion in London.

Development Control

- In 2005/06, a total of 1,930 planning applications were determined by the Council. Of these:-
 - 86% of major applications were determined within 13 weeks compared to a Government target of 60% (BV 109a) and business plan target of 77%
 - 82% of minor applications were determined within 8 weeks compared to a Government target of 65% (BV 109b) and business plan target of 78%
 - 92% of other applications were determined within 8 weeks compared to a Government target of 80% (BV 109c) and business plan target of 86%
- There were 109 appeals against the Council's decision to refuse planning applications, of which 32% were allowed, compared to a Council target of 35% (BV 204). However, performance over the last three quarters stood at 38%.
- The following types of application were determined in 2005/06:
 - 32% were major and minor applications (622 applications) of which 51% were for housing development (319 applications) and 20% were for retail and distribution (125 applications)
 - 68% were other applications (1,308 applications) of which 53% were householder applications (692 applications), 9% were for change of use (119 applications) and 6% were for Conservation Area or Listed Building Consent (72 applications)
- In 2005/06, the Council issued 98 enforcement notices against breaches of planning control, the fifth highest number amongst London Boroughs.
- There were no planning applications relating to minerals and waste management.

Housing

- In 2005, 100% of completions took place on previously developed land, which exceeded the Council target of 95% and the Government target of 60%. (BV 106)
- In 2005/06, 624 dwellings were completed in the Borough, comprising:
 - 46% new build (286 dwellings)
 - 54% conversions and changes of use (338 dwellings)

The number of new dwellings exceeds the completions component of the new housing target for Haringey.
- At March 2006, Haringey had an estimated 2,765 empty private sector properties, which was the 13 highest proportion in London. Of this, 1,275 were vacant for longer than six months.
- In 2005/06, 414 empty private sector properties were brought back into use. Of these 272 were brought back into use through private sector lease schemes, 64 through Housing Association lease schemes and 78 through the Council's private lease schemes and through officer's advice.

- The Annual Monitoring Report includes a housing trajectory. It identifies that between 2005/06 and 2015/16 there is potential for 9,326 additional dwellings in the borough from all sources of supply.
- In 2004-05, residential developments were completed at an average density of 139 dwellings per hectare, above the average for outer London and in accordance with PPG3. This compares to an average density of 84 dwellings per hectare for 2001-2004.
- In 2005/06, 201 affordable housing units were completed, which represents 32% of all housing completions.
- Of these completions, 36% were social rented units and 64% were intermediate units.
- Of the affordable housing completed in 2004-2006 only 2.6% were three or four bedrooms. Nearly three-quarters (74.1%) were two bedroom units and 23.3% were one bedroom units.
- In January 2006, a Gypsy Caravan Count identified two gypsy and traveller sites in the borough, both of which were authorised Council sites. The count identified 10 caravans on these sites. The sites have a total caravan capacity of 20 pitches. No unauthorised encampments were identified, compared to 10 unauthorised caravans in January 2003.

Employment and economic activity

- In March 2006, 7.7% of Haringey's residents were unemployed, which was higher than the London rate (4.6%) and more double the national unemployment rate.
- In 2005/06, 12 major applications for non-residential use were granted, comprising 14,570 sq.m of floorspace. 3 major applications for mixed-use development were granted. 40% of the non-residential floorspace was located in Defined Employment Areas or regeneration areas and all floorspace granted was on previously developed land.
- Haringey contains 21 Defined Employment Areas (DEAs). Collectively the DEAs provide 138 hectares of employment land, over 1,000 buildings, 722 business establishments and nearly 800,000 sq.m of employment floorspace. The borough also contains other smaller employment locations which total a further 17 hectares of employment land.
- During 2005/06, 9 hectares of land were granted permission for non-residential development and 0.66 hectares of land were granted for mixed-use development
- Haringey is home to approximately 8,200 businesses, together employing some 64,700 people. 94% of the businesses are small, employing fewer than 24 people. The major sectors of employment in Haringey are retail and wholesale distribution (19.9%) and health and social work (19.0%). Manufacturing and construction account for 11.8% of all employment.

- In 2004, 14.0% of VAT registered businesses were newly registered in Haringey compared with 12.4% in London. However, Haringey experienced a slightly higher turnover of businesses with a net loss of 0.9% compared to 0.2% in London as a whole.

Retail and Local Services

- In 2003, the Borough 'lost' a significant amount of retail expenditure to centres outside of the borough, as the borough had an overall 38% market share for convenience (food) shopping and an overall 27% market share for comparison (non food) shopping
- In 2005/06, one major application for retail development was granted comprising 2,499sq.m. of additional retail floorspace.
- It is predicted that the borough will require an additional 40,430 sq.m. of comparison goods floorspace and an additional 5,250 sq.m. of convenience goods floorspace by 2016.
- In 2005/2006, vacancy rates in Haringey's six main town centres varied from 2% to 10%, compared to a national vacancy rate of 11%. Vacancy rates have risen since 2002/03.

Environment and Transport

- 27% of the land area of Haringey is green spaces and areas of water.
- Haringey has 1.7 hectares of open space per 1,000 of the population. In 2005/2006 there was no net loss of designated open space.
- Four parks were managed to Green Flag Award standard in 2005/06. This amounted to 17 hectares and represented 76% of total designated open space in the borough.
- There was no land set aside for mineral extraction or production of secondary / recycled aggregates in Haringey during 2005/06.
- 95% of Haringey residents have access to recycling services. In 2005/06 Haringey achieved a recycling rate of 19.2% of all waste, significantly higher than its 18% target. Recycling rates have increased from 4% in 2003.
- Of the total amount of municipal waste produced in the North London Waste Authority area, which includes Haringey, in 2005/06, 45% was sent to landfill, 16% was recycled, 5% was composted and 34% was incinerated for energy recovery.
- In 2005/06, three renewable energy facilities were installed in households in Haringey; one ground source heat pump, one photovoltaic system and one solar thermal and wind combination system. In 2005/06 the Council received one planning application for a renewable energy system (photovoltaic panels). It received one energy statement with a major application.

- During 2005/06, no planning permissions were granted contrary to advice of the Environment Agency on either flood defence grounds or water quality.
- Haringey contains 1658 hectares of land designated as Ecologically Valuable Sites.
- In terms of ecology, Haringey contains 12 National Priority Species, six London Priority Species, 19 Haringey Priority Species, five London Flagship Species and 16 Haringey Flagship Species (a flagship species is one that is readily recognised and represents biodiversity to the wider public).
- In 2005/06, four planning applications were accompanied by a travel plan. Three quarters of this number are school travel plans. In addition, 19 approved planning applications have been dedicated as 'car free' developments.
- In 2005/06 the Council received two transport assessments with major applications.
- 100% of all completed non-residential development complies with car parking standards set out in the UDP. This represents 17,069 sq.m of completed non-residential development.

Planning Obligations

- During 2005/06, the Council secured planning obligations and signed legal agreements on 44 planning permissions.
- During 2005 a total of £3,900,805.40 was received
- There were 25 instances where planning obligation monies was spent, totalling £769,955.05

The main report provides more information on different categories of contributions secured and spent by ward.