

Report Title: Unitary Development Plan - Annual Monitoring Report

Forward Plan reference number: 2005/115

Report of: Anne Fisher, Director of Environmental Services

Wards(s) affected: All

Report for: Non 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.

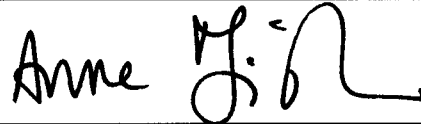
2. Introduction by Executive Member

- 2.1 The Report outlines the first Annual Monitoring Plan (AMP) that presents available statistical data relating to the Planning Policies in our Unitary Development Plan (UDP). This is a new statutory requirement under the Planning and Compulsory Purchase Act, 2004. It is subject to a Best Value Performance Indicator and will attract a Planning Development Grant if submitted to the Secretary of State by 31st December 2005. The statistical indicators are grouped under the following themes: Housing; Employment and Economic Activity; Retail and Town Centres; the Environment; and Planning Obligations. These are summarised in Appendix A of the Report. The full AMR has been placed in the Members Room. The AMR shows that we are performing well against the Best Value indicators; the Planning Service having met its 2004/05 targets. It also, as specifically required, highlights housing development which is now set against the new reduced target for new housing that will apply from 1st April 2006. Although the AMP is not subject to consultation, I feel that the statistical information it contains should be widely publicised given the positive performance achieved by the Planning Service. There are no immediate financial implications but the Planning Development Grant could be lost if the AMR is not submitted by the 31st December deadline.

3. Recommendation

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

Report Authorised by: Anne Fisher



Contact Officer: Malcolm Souch, Planning Policy Team Leader (extension 5590)

4. Executive Summary

- 4.1 Local planning authorities are required to produce Annual Monitoring Reports (AMR) under Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of Town and Country Planning (Local Development) (England) Regulations 2004. The AMR covers the period April 2004 to March 2005 and must be submitted to the Secretary of State by 31 December 2005. The publication of the AMR is also subject to a Best Value Performance Indicator (BV 200c). The Government is also intending to allocate Planning Delivery Grant to authorities that submit an AMR by the end of December 2005.
- 4.2 The Annual Monitoring Report (AMR) 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 and emerging Unitary Development Plan. 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 document also identifies any problems 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 (AMR) 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.
- 5.2 The Annual Monitoring Report (AMR) is used for information purposes to assess the performance and effectiveness of planning policies. The AMR 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:-

- Unitary Development Plan – Annual Monitoring Report 2005
- Haringey Unitary Development Plan, adopted March 1998
- Haringey Unitary Development Plan First Deposit Consultation Draft Sept. 2003

- Haringey Unitary Development Plan Revised Deposit Consultation Draft Sept. 2004
- London Plan Annual Monitoring Report 1 (Mayor of London, January 2005)
- Local Development Framework Monitoring: A Good Practice Guide (ODPM March 2005)
- Local Development Framework Core Output Indicators Update 1/2005 (ODPM October 2005)

7. Background

- 7.1 The Haringey Unitary Development Plan (UDP) was adopted in March 1998. 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 has been subject to two statutory public consultation stages and a public inquiry, which closed on 13 September 2005. Following the receipt of the inquiry Inspector's report and further changes known as modifications, the Council intends to adopt the new UDP in April 2006.
- 7.2 The Government advises local authorities to monitor both adopted and emerging UDP policies. Prior to the Planning and Compulsory Purchase Act, local authorities were advised to publish the results of plan monitoring on a regular basis. Therefore, Policy IMR4 of Haringey's Revised Deposit Consultation Draft UDP states that the Council will monitor the UDP by assessing progress towards targets, such as the housing figure, will monitor the effectiveness of policies in the plan and will produce an Annual Monitoring Report.
- 7.3 On 22 March, the Council submitted its 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. In future years, the AMR will monitor progress on the LDS.

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 and emerging Unitary Development Plan. It also presents some contextual information on the Borough's population, housing and economy, primarily from the 2001 Census. 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 A 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 2004 – March 2005. Where possible, data is provided for the monitoring period, but in other cases the most recent data is provided. In the case of housing information, data is only available for the calendar year 2004.
- 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, the AMR is required to include information on housing policy and performance, particularly in terms of net additional dwellings. A housing trajectory has been included in the AMR to show past supply of housing and estimated progress towards housing targets. 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.
- 8.5 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, national core output indicators and UDP policies and objectives.
- 8.6 Although the Council's emerging UDP has addressed sustainability issues, a formal sustainability appraisal is not required. For future AMRs, the Council will develop 'significant effects indicators' which will link to the sustainability appraisal objectives and indicators identified as part of the Council's Local Development Framework.
- 8.7 In future years, the AMR will review 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.
- 8.8 This is the first Annual Monitoring Report. As such it provides the framework for future monitoring reports. The document summarises the current monitoring arrangements and identifies information gaps and problems of data collection and analysis. The AMR is heavily dependent on data collected on planning applications and appeals.
- 8.9 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 on a transitional basis in March 2006 with it coming into full effect by March 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.

8.10 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 January 2005, the Mayor of London published the first 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.

8.11 The Mayor of London has recently published for consultation a draft North London Sub Regional Development Framework. The final document will identify policy areas that may need to be considered in the first review of the London Plan. It will also identify growth requirements for North London. The Mayor proposes to convene annual sub-regional monitoring meetings for all partners in the sub-region to assess progress on the growth requirements.

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.

9.2 The Council is encouraged to bring any monitoring problems to the attention of the Government Office. The Council has consulted the Government Office for London in the preparation of the AMR.

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 and accords with Policy IMR4 of Haringey's emerging Unitary Development Plan.

10.3 From 2005/06, the AMR will monitor progress on the Local Development Scheme and will monitor indicators identified as part of a sustainability appraisal process.

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 recommendation of this report does not give rise to any immediate financial implications. However, the AMR should be submitted before the deadline of end of December 2005, as it is a factor in the allocation of planning delivery grant to authorities.

13. Comments of the Head of Legal Services

13.1 The Head of Legal Services has been consulted and comments that the Inspector's report on the Inquiry into Objections to the UDP is awaited.

14. Equalities Implications

14.1 The AMR provides an analysis of planning decisions. No specific issues relating to equalities were identified. In future the Council's planning policies will be subject to Equality Impact Assessment.

15. Use of Appendices

15.1 Appendix A: Executive Summary from the Annual Monitoring Report 2005

Unitary Development Plan
Annual Monitoring Report 2005

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 2004 - 31 March 2005.

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Population

- Haringey has a population of 224,300 (mid 2004 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 21.3% 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 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 2004/05, a total of 2,197 planning applications were determined by the Council. Of these:-
 - 78% of major applications were determined within 13 weeks compared to a Government target of 60% (BV 109a)
 - 79% of minor applications were determined within 8 weeks compared to a Government target of 65% (BV 109b)
 - 86% of other applications were determined within 8 weeks compared to a Government target of 80% (BV 109c).
- There were 90 appeals against the Council's decision to refuse planning applications, of which 37% were allowed, compared to a Council target of 35% (BV 204)

- The following types of application were determined in 2004/05:
 - 64% were full applications (1,405 applications)
 - 3% were for Conservation Area or Listed Building Consent (57 applications)
 - 4% were for Advertisement consent (100 applications)
 - 4% were for reserved matters to an outline permission (83 applications)
 - 25% were other types of applications (552 applications)

Housing

- In 2004, 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 2004, 834 dwellings were completed in the Borough, comprising:
 - 80% new build (671 dwellings)
 - 12% conversions (99 dwellings)
 - 8% changes of use (64 dwellings)
- Between 2002-2004, 1,766 dwellings were completed in the borough, which was 61% of the London Plan target of 2,910 dwellings for this period. At March 2005, there was a further 5,100 dwellings in the development pipeline.
- It is estimated that between 2007-2017 Haringey has capacity for an additional 6,800 dwellings, or 680 dwellings per year.
- In March 2005, Haringey had an estimated 2,940 empty private sector properties, which was the 13 highest proportion in London. In 2003/04, 875 empty private sector properties were brought back into use.
- In 2003, residential developments were completed at an average density of 81 dwellings per hectare, above the average for outer London and in accordance with PPG3.
- In 2004, 320 affordable housing units were completed, which represents 38% of all housing completions.
- In January 2005, 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. No unauthorised encampments were identified, compared to 10 unauthorised caravans in January 2003.

Employment and economic activity

- In March 2005, 7.5% of Haringey's residents were unemployed, which was higher than the London rate (4.5%) and more double the national unemployment rate.
- In 2004/05, 6 major applications for non-residential use were granted. 28,285 sq.m. of employment floorspace was developed in the Borough.
- In 2003, Haringey was home to approximately 8,200 businesses, together employing some 60,300 people. 95% of the businesses are small, employing fewer than 24 people.

- In 2003, Haringey had a net growth in businesses of 0.2% compared with 0.8% in London

Retail and Town Centres

- 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.
- 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 2002/2003, vacancy rates in Haringey's six main town centres varied from 2% to 8%, compared to a national vacancy rate of 11%
- The proportion of non A1 (retail) use varies between 31% in Wood Green Metropolitan Centre and 46% in Green Lanes District Centre

Environment and Transport

- 27% of the land area of Haringey is green spaces and areas of water.
- 95% of Haringey residents have access to recycling services
- Haringey has 1.7 hectares of open space per 1,000 of the population. For the monitoring year 2004/2005 there has been no net loss of designated open spaces
- The Open Space Study (2003) identified areas of the borough deficient in public open space.
- In 2004/05, 9 planning applications were accompanied by a travel plan

Planning Obligations

- During 2004, the Council secured planning obligations and signed legal agreements on 19 planning permissions. From these
 - A total of £2,286,490 was negotiated
 - 367 affordable housing units were negotiated
- During 2004 a total of £187,557 was received
- There were four instances where planning obligation monies was spent, totalling £40,717

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