



Haringey Council

Agenda item:

[No.]

Cabinet

On 18 December 2007

Report Title: **Local Development Framework – Annual Monitoring Report (AMR) 2006 / 2007**

Forward Plan reference number (if applicable):

Report of: Niall Bolger, Director of Urban Environment.

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 Cabinet Member

2.1 This report is brought to this committee for Cabinet Members to approve the Annual Monitoring Report before it is submitted to GOL.

3. Recommendations

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

Report Authorised by: Niall Bolger, Director of Urban Environment

Contact Officer: Ciara Whelehan, Senior Planning Policy Officer, ext. 5516

4. Director of Finance Comments

4.1 The milestones and targets included in the Annual Monitoring Report were achieved within approved PPD budgets for 2006/07.

5. Head of Legal Services Comments

5.1 The Head of Legal Services comments that the statutory requirement for annual monitoring reports was a new provision in the Planning and Compulsory Purchase Act 2004. The report is required to cover the 12 months from April each year and to be submitted within 9 months of the end of the relevant period. As soon as reasonably practicable after an authority make an annual report to the Secretary of State it must publish the report on its web-site.

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 3 (Mayor of London, February 2007)
- Local Development Framework Monitoring: A Good Practice Guide (ODPM March 2005)
- Local Development Framework Core Output Indicators Update 1/2005 (ODPM October 2005)

7. Strategic Implications

7.1 The Annual Monitoring Report is a statutory document and is used for information purposes to assess the performance and effectiveness of planning policies and objectives. It is a corporate document and in particular, the significant effect indicators, which assess the significant social, economic and environmental effects of policies, share objectives where possible with the Council's Sustainable Community Strategy, Local Area Agreements and the Core Strategy.

8. Executive Summary

8.1 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 the Town and Country Planning (Local Development) (England) Regulations 2004. This AMR covers the period April 2006 to March 2007 and must be submitted to the Secretary of State by 31 December 2007. The publication of the AMR is also subject to a Best Value Performance Indicator (BV 200c).

8.2 The 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 Unitary Development Plan and the 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 the UDP objectives and key policies. The Report also identifies ongoing issues of data collection and analysis.

9. Background

- 9.1 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.
- 9.2 On 30 March 2007, 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 2006/07, the key milestones were the UDP Adoption, adoption of the Tottenham Hale Urban Centre Masterplan Supplementary Planning Document, and consultation and pre-submission consultation on the Statement of Community Involvement, as set out in Regulations 25 and 26 of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 9.3 This is the third AMR to be submitted to the Government Office for London. The previous reports (2004/05 and 2005/06) presented available statistical data relating to Haringey's UDP policies and information on the Council's development control performance. This Report takes forward many of the indicators used in the previous reports and addresses all the Core Output Indicators as identified by the Government. It also includes some significant effects indicators which assess the significant social, economic and environmental effects of policies. These indicators are linked to objectives for the sustainability appraisal of Local Development Documents. A full set of sustainability objectives and sub objectives have been identified in the Sustainability Appraisal for the Local Development Framework.

10. Description – Format of the Annual Monitoring Report

- 10.1 The AMR presents available statistical data relating to planning policies in Haringey's adopted UDP. 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 the UDP objectives and key policies. It will develop over time as monitoring systems become more sophisticated.
- 10.2 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

- 10.3 The AMR covers a monitoring period April 2006 – March 2007. Where possible, data is provided for the monitoring period, but in other cases the most recent data is provided.
- 10.4 In July 2007, the Government published for consultation a list of proposed indicators for the new performance framework. In October 2007, as part of the Comprehensive Spending Review announcement, the Government published the single set of 198 national indicators for local authorities and local authority partnerships that will underpin the new performance framework. The final handbook of definitions will be published in February 2008 for implementation from 1 April 2008.
- 10.5 Planning Policy Statement (PPS) 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. Reflecting guidance in PPS3 local authorities are required to identify a list of deliverable sites to deliver housing over the next five years.
- 10.6 Housing and Planning Delivery Grant (HPDG) will replace the existing Planning Delivery Grant due to come into effect in April 2008. Its purpose is to incentivise increased housing delivery and improved plan making. The planning element of the HPDG is likely to be split across three components:
- Assessment and delivery of land for housing over a five and 15 year timescale (40% of planning element) This will be measured through National Indicator (NI) 159 – supply of ready to develop housing sites and assessed in either a five year land supply of housing contained within a Strategic Housing Assessment or the Annual Monitoring Report.
 - Delivery of 'sound' DPDs (50% of planning element)
 - Delivery of 'sound' DPDs and Strategic Housing Market Assessments through joint working (10% of planning element)
- 10.7 Government advice suggests that authorities should avoid developing large sets of indicators, particularly during the initial stages of developing their monitoring frameworks. Initially a small set of local, contextual and significant effects indicators have been selected which currently reflect the availability of data. These indicators are consistent with national and regional planning policy objectives, the core output indicators and UDP policy and objectives.
- 10.8 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

LDS. The key milestones for 2006/07 were the UDP Adoption, adoption of the Tottenham Hale Urban Centre Masterplan SPD, and consultation and pre-submission consultation on the Statement of Community Involvement, as set out in Regulations 25 and 26 of the Town and Country Planning (Local Development) (England) Regulations 2004.

- 10.9 The AMR identifies that the Council is performing well against Best Value performance Indicators for planning and has met its 2006/07 targets for planning applications and appeals and for new homes built on previously developed land. It also submitted its revised Local Development Scheme by the end of March 2007 and will meet the Best Value target for monitoring by submitting this AMR by 31 December 2007. From the information available, the AMR demonstrates that the UDP policies are effective and performance is improving, particularly with regard to housing. The Council is meeting its new housing target with all new homes built on previously developed land. The AMR also demonstrates that the policies for the borough's employment areas and town centres are effective.
- 10.10 From April 2008, the Government's standard planning application form (1 App), which will provide authorities with a wider source of data on development proposals, will be mandatory. From 2006/07, development monitoring procedures have been in place to capture more information from planning applications. The introduction of 1 App and improved monitoring procedures should improve data collection and overcome a number of information gaps.
- 10.11 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 system has been altered in order to accommodate some of the Government's Core Output Indicators. In February 2007, the Mayor of London published the third London Plan Annual Monitoring Report (AMR3). The AMR has a number of information gaps, which are being addressed by the LDD.

11. Process and consultation

- 11.1 There is no requirement to consult on the Annual Monitoring Report. For future AMRs, the Council will consult with other local authorities and bodies to co-ordinate the capture and analysis of data and to try and overcome any monitoring gaps. This is particularly relevant in relation to monitoring the Joint Waste Development Plan Document.
- 11.2 The Council is encouraged to bring any monitoring problems to the attention of the Government Office. The Planning Service attends regular monitoring meetings at London Councils to share information and good practice.

12. Financial Implications

- 12.1 The Annual Monitoring Report 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.
- 12.2 In 2008/09, Planning Delivery Grant will be replaced by the Housing and Planning Delivery Grant (HPDG) which focuses on plan making and housing delivery. The Council should expect to receive an award of HPDG from 2008/09 if it progresses its LDF documents according to the milestones in its Local Development Scheme.

13. Legal Implications

- 13.1 Each AMR is required to include the title of the documents in the authority's local development scheme and details of the timetable specified in the scheme and performance against the timetable. It is expected that this performance will have grant implications in the future.

14. Equalities Implications

- 14.1 The AMR provides an analysis of planning decisions. No specific issues relating to equalities were identified. As the LDF progresses, the sustainability appraisal of local planning documents will include an Equalities Impact Assessment (EIA).

15. Conclusion

- 15.1 The Annual Monitoring Report (AMR) presents available statistical data relating to planning policies in Haringey's adopted UDP and emerging Local Development Framework. This is the third AMR and provides a monitoring framework to assess the performance and effectiveness of planning policies.
- 15.2 The publication of the AMR is a statutory requirement under the Planning and Compulsory Purchase Act (2004). It is subject to a Best Value Performance Indicator and the award of Housing and 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.

16. Use of Appendices

- Appendix 1 – Executive Summary from the Annual Monitoring Report 2007

Executive Summary

The Annual Monitoring Report (AMR) presents available statistical data relating to planning policies in Haringey's adopted UDP. 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 2006 – 31 March 2007.

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 2006/2007 were the UDP Adoption, adoption of the Tottenham Hale Urban Centre Masterplan Supplementary Planning Document, and the submission of the Statement of Community Involvement (regulations 25 and 26). The AMR identifies that these milestones were met.

The AMR includes some significant effects indicators which assess the social, economic and environmental 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 the objectives for the sustainability appraisal of Local Development Documents. A full set of sustainability objectives and indicators have been developed for the Local Development Framework.

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Population

- Haringey has a population of 225,700 (mid 2006 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 2006/07, a total of 2,028 planning applications were determined by the Council. Of these:-
 - 82% of major applications were determined within 13 weeks compared to a Government target of 60% (BV 109a) and business plan target of 77%
 - 83% 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 139 appeals against the Council's decision to refuse planning applications, of which 37% were allowed, compared to a Council target of 35% (BV 204). However, performance over the last three quarters stood at 39%.
- In 2006/07, a total of 2,462 planning applications were received:
 - 24% were major and minor applications (614 applications) of which 56% were for housing development (342 applications) and 18% were for retail and distribution (108 applications)
 - 64% were other applications (1,552 applications) of which 54% were householder applications (825 applications), 6% were for change of use (101 applications) and 7% were for Conservation Area or Listed Building Consent (110 applications)
- There were no planning applications relating to minerals and waste management.

Housing

- In 2006, 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 2006/07, 1067 dwellings were completed in the Borough, comprising:
 - 64% new build (681 dwellings)
 - 31% conversions & extensions (333 dwellings)
 - 5% changes of use (53 dwellings)

The number of new dwellings exceeds the completions component of the new housing target for Haringey.

- Of the proportion of new build units completed in 2006/07, 312 affordable housing units were completed. This represents 46% of all housing completions
- At March 2006, Haringey had an estimated 1961 empty private sector properties, which was the 13 highest proportion in London. Of this, 1,001 were vacant for longer than six months.
- In 2006/07, 101 empty private sector properties were brought back into use.
- In 2005-06, residential developments were completed at an average density of 116 dwellings per hectare, above the average for outer London and in accordance with PPS3. This compares to an average density of 84 dwellings per hectare for 2001-2004.
- Of the housing completions in 2006/07, 58% were one bedroom units and 36% were two bedroom units.
- Of these completions, 75% were social rented units and 25% were intermediate units.
- Of the affordable housing completed in 2004-2006 only 9.8% were three or four bedrooms. Over half (55.9%) were two bedroom units and 34.3% were one bedroom units.
- In January 2007, 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 2006/07, 8 major applications for non-residential use were received.
- 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 2006, 11.5% of VAT registered businesses were newly registered in Haringey compared with 11.3% 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.
- In 2006/07, four major applications for retail development were received.
- 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.
- The proportion of non A1 (retail) use varies between 31% in Wood Green Metropolitan Centre and 46% in Green Lanes District Centre.
- Haringey has 38 Local Shopping Centres. There are 119 vacant shops in these centres representing an overall vacancy rate of 11%. Overall, the proportion of non A1 (retail) use in these centres is 42%.

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 2006/2007 there was no net loss of designated open space.
- Eight parks were managed to Green Flag Award standard in 2006/07. This amounted to 17 hectares and represented 76% of total designated open space in the borough.
- 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.
- In 2006/07 the Council received seven planning applications for solar power and two planning applications for wind turbines.
- During 2006/07, no planning permissions were granted contrary to advice of the Environment Agency on either flood defence grounds or water quality.

- 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 2006/07, four planning applications were accompanied by a travel plan. In addition, 27 approved planning applications have been dedicated as 'car free' developments.

Planning Obligations

- During 2006/07, the Council secured planning obligations and signed legal agreements on 20 planning permissions. The total amount negotiated was £1,714,684.71.
- In addition the Council negotiated and secured 172 affordable housing units all providing on-site provision.