

Report for: Regulatory Committee

Item number:

Title: Planning Services update October 2017

Report
authorised by: Emma Williamson

Lead Officer: Emma Williamson, 5507

Ward(s) affected: N/A

Report for Key/
Non Key Decision: for information

1. **Describe the issue under consideration**
A report on the work of the Planning Service in the first half of 2017/18
2. **Recommendations**
 - a) That this report be noted
3. **Reasons for decision**
Not applicable
4. **Alternative options considered**
This report is for noting and as such no alternative options were considered.
5. **2017/18 first half year work report**

Development Management

- Applications received during 2017/18 (April – September): 1013
- Applications received in same period 2016/2017: 1224
- Number of cases on-hand end September 2017: 415
- Appeals decided during 2017/18 (April – September): 46
- Appeals dismissed during 2016/17: 32
- Cumulative during 2016/17 (April – September):
 - Majors : 100%
 - Minors : 96%
 - Others : 98%
 - PSO : 87%
 - Validation: 9 working days

Performance overview

- 5.1 Performance has been maintained and is top quartile in London for all categories.

In 2017/18 (April – September) we have decided a total of 20 ‘Major’ applications compared to 16 in the previous financial year (during the same period). It is expected that this figure will increase in the coming years. The average time of decision has decreased from 203 to 195 days between these time periods, however all of these have been subject to planning performance agreements / extensions of time which are mutually agreed with applicants and encouraged in national guidance.

- 5.2 There is a similar trend with ‘Minor’ applications, with 272 decided in 2016/17 (April – September) and 282 decided during 2017/18 (April – September). There is a reduction in average decision time decreasing from 109 to 69 days.
- 5.3 928 ‘Other’ applications were decided in 2016/17 (April – September) and 650 decided during 2017/18. In terms of average decision time this has reduced from 71 to 59 days.
- 5.4 Performance on validation has dropped from an average of 8 to 9 days, however this is a product of the Systems thinking approach where there is a delay before validation rather than before decision.
- 5.5 Caseloads are steadily reducing for planning staff, coming down from 53 on average at the end of September 2016 to 35 at the end of September 2017. The number of on hand applications is around 200 less than this time last year and this is a reflection of our new approach as well as a focus on resolving a backlog of long standing applications. The number of applications over 26 weeks is now at 32 which is also reduced from last year. These cases are all complex or awaiting section 106 sign off.

Pre-application advice

- 5.6 During 2017/18 (April – September) there have been 89 pre-application meetings generating a total of £105,776 of income compared to £122,356 last year within the same period. In 2017/18 (April – September) there have been 72 householder pre-application meetings generating £21,266 of income compared to £18,940 last year within the same period.
- 5.7 The use of Planning Performance agreements (PPA’s) has continued and so far this year the service has received £680,000 from these agreements and we currently have more than 15 live schemes that have PPA’s.

Planning Enforcement

- Complaints received during 2017/18 (April – September): 443
- Enforcement notices served during 2017/18 (April – September): 30

Notifications of decisions within 8 weeks as follows: 2017/18 so far: 89%

Planning Decisions

- 5.8 The Planning Committee has met six times in Q1 and 2 2017/18 and has considered a total of seven applications. It resolved to grant all these applications. The committee has resolved to grant 587 residential units in this period together with 3,600 sq.m. of commercial floorspace. It also considered 5 pre-applications.

PLANNING POLICY

Haringey Local Plan

- 5.9 The local plan documents were adopted on 24 July 2017.
- 5.10 We are continuing to work on the evidence base needed to support the Wood Green AAP, including improving our understanding of the types of employment space that should be provided and the infrastructure requirements. We still await a decision on Crossrail 2 and consultation is proposed on a further refined draft of the plan in January 2018.
- 5.11 The Service continues to support the preparation of the Joint North London Waste Plan, which underwent preferred option consultation in July 2015. Following concerns raised by Enfield about the implications of a new London Plan on the deliverability of the proposed waste strategy being advanced, preparation of the pre-submission version of the Plan has been delayed until late 2017.

Neighbourhood Planning

- 5.12 On 6 July the Highgate Neighbourhood Plan was successful at Referendum and the Plan is now in force.
- 5.13 With respect to the Crouch End Neighbourhood Plan, the Forum are still gathering the views of local residents and businesses about the matters that their Plan should seek to address. There is currently no firm date for consultation on a draft of the Crouch End Plan.
- 5.14 With respect to Finsbury Park the Council is waiting for a the formal application to designate the Forum and the area and this is expected in the New Year.

S106/CIL

- 5.14 The revised Regulation 123 list and Governance for the spend of CIL is on the October Cabinet agenda together with the postponing of the rate raise for CIL in Tottenham arising from the impact this would have on the affordable housing levels negotiated on outline applications.
- 5.15 The revised draft of the Planning Obligations SPD is another item on the agenda.

Annual Monitoring Report

5.16 The draft Annual Monitoring report will be reported to November Cabinet and is attached at Appendix 1.

5.17 The position on Housing and Affordable Housing is set out below:

Housing and Affordable Housing

2011- 2017 5,275 housing completions.

Overall delivery shortfall of 1009 units on the London Plan Housing target. We will make this up in future years as a number of large sites will come forward later in the plan period.

5,544 units consented but not yet completed.

Affordable housing on major schemes (this is what the 40% Local Plan target is against) 72.1% by unit and 61.1% by habitable room.

Affordable housing as a % of all housing completions (including conversions and minor development) 31% by unit and 49.2% by habitable room

Tenure split- Tottenham 48:52 Affordable Rented/Social Rented:Intermediate

Rest of borough 62:38

Total of 825 Social/Affordable Rent units and 777 Intermediate Affordable units completed.

These figures have changed from those reported in previous years due to historic errors in the London Development Database. All figures entered have now been verified.

Affordable Housing Delivered Against All Housing Completed 2011 - 2017

Year	Total Net Units	Total Hab Rooms	Gross No. of AH Units	AH Hab Rooms	% of AH Unit	% of AH by Hab Rooms
2011/12	709	1,931	458	1,428	64.6%	74.0%
2012/13	746	2,119	407	1,161	54.6%	54.8%
2013/14	461	1,096	134	406	29.1%	37.0%
2014/15	636	1,671	365	1,152	57.4%	68.9%
2015/16	606	1,488	62	197	10.2%	13.2%
2016/17	741	1,889	211	669	28.5%	35.4%
Totals	3,899	10,194	1,637	5,013	31.0%	49.2%

Affordable Housing Completions by Major Development Schemes 2011 - 2017

Year	Net units all Majors	Habitabl e Rooms all Majors	Gross AH units on Majors	AH by Hab Rooms on Majors	AH % by Unit	AH % by Hab Rooms
2011/12	463	1,652	451	1,390	97.4%	84.1%
2012/13	547	1,553	407	1,161	74.4%	74.8%
2013/14	177	540	134	406	75.7%	75.2%
2014/15	428	1,269	357	1,130	83.4%	89.0%
2015/16	321	955	62	197	19.3%	20.6%
2016/17	281	1,975	188	568	66.9%	28.8%
Totals	2,217	7,944	1,599	4,852	72.1%	61.1%

6. Contribution to strategic outcomes

The Planning Service contributes to outcomes in Priority 4 and 5.

7. Local Government (Access to Information) Act 1985

Planning Applications are on the Planning Register on the Council's website and the Local Plan Documents are also on the Council's website.