

**Report for:** Cabinet

**Item number:** 12

**Title:** Authority Monitoring Report 2016/17

**Report authorised by:** Lyn Garner – Director of Planning, Regeneration and Development

**Lead Officer:** Matthew Paterson, 020 8489 4719,  
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**Ward(s) affected:** N/A

**Report for Key/  
Non Key Decision:** Non Key

## **1 Describe the issue under consideration**

- 1.1 The Authority Monitoring Report (AMR) is used to assess the effectiveness of Haringey's planning policies and to inform any future revisions to policies or their implementation.
- 1.2 This AMR covers the monitoring period 1st April 2016 to 31st March 2017. This is the third AMR prepared since the Corporate Plan 2015-18 was published. Therefore, in addition to covering planning policy performance the AMR will also engage with the priority outcomes covered by the service that are reflected in the Corporate Plan. This will help to set a framework for future reporting, where further opportunities for alignments with the Corporate monitoring process can be explored.

## **2 Cabinet member introduction**

- 2.1 Haringey's Local Plan, which was adopted by the Council in July 2017, sets a new planning policy framework for Haringey and fully replaces our old Unitary Development Plan. The Local Plan engages with our ambitions for the Borough and, in particular, our programme for the regeneration of parts of Tottenham and Wood Green. To ensure the objectives and new targets of the Plan are being delivered, it is important that we monitor its implementation and effectiveness. The Authority's Monitoring Report (AMR) sets out our current performance to date, highlighting where we are achieving and where we need to improve, including potential interventions to address issues or under-performance. I am particularly pleased with the performance on affordable housing delivery at 71% of units delivered as affordable housing 2011-2017 and that the Planning Service is now top quartile in London.

### **3 Recommendations**

- 3.1 That Cabinet note the comments of the Regulatory Committee (para 6.50)
- 3.2 That Cabinet note the findings of the Authority's Monitoring Report (AMR) for the monitoring period 2016/17.
- 3.3 That Cabinet note the Authority's Monitoring Report (AMR) 2016/17 will be made available for public inspection, on the Council's website, in line with the statutory requirements.

### **4 Reasons for decision**

- 4.1 The publication of the Authority Monitoring Report is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended) ("the Act"). Approval of the AMR 2016/17 for publication will ensure that the Council meets its statutory obligations for planning performance monitoring.

### **5 Alternative options considered**

- 5.1 The Act 2011 requires local planning authorities to produce monitoring reports. The Council considers that Haringey's existing procedure of annual monitoring is an effective way for presenting the effectiveness of planning policies, within existing resources. As such, no other options were considered.

### **6 Background information**

- 6.1 This AMR monitors the performance of the Council's adopted planning policies at the reporting period. It therefore covers policies as set out in the Strategic Policies Local Plan (2013) and Saved Unitary Development Plan (UDP) policies (adopted in 2006 and saved in 2009). This is the last time the UDP policies will be considered in the AMR as these have now been fully replaced by the Local Plan (2017). Where relevant and for completeness, outcomes against the new policies have been included, such as for housing policies. The AMR does not review each planning policy individually rather it focuses monitoring on key policy objectives in order to assess overall outcomes in plan delivery.
- 6.2 The AMR broadly consists of 3 parts. Part 1 provides an update on local plan making and also highlights key changes in the national and regional planning framework. Part 2 sets out the performance outcomes for key policy objectives covering a range of topic areas. Part 3 summarises performance with regard to the handling of planning applications, appeals and enforcement decisions.

#### **Plan-making update**

The following section responds mainly to Priority 4 which reflects the importance of an up-to-date Local Plan that sets out how much, where and when new homes and jobs will be created, and also helps to coordinate delivery of key infrastructure to support growth.

- 6.3 The 2016/17 period saw steady progress made in advancing Haringey's Local Plan towards adoption. Following statutory public consultation on 'pre-submission' versions of the Alterations to Strategic Policies, Development Management DPD, Site Allocations DPD and Tottenham Area Action Plan (AAP), the Council submitted these emerging Local Plan documents and supporting evidence to the Secretary of State on 24th May 2016 for independent Examination in Public (EiP).
- 6.4 The public hearing sessions took place from 23rd August to 8th September 2016. These were attended by a range of interested parties, all of whom were given the opportunity to raise their concerns on each of the documents with the Inspector. Where the Inspector considered that such concerns went to the 'soundness' of the documents, the Council sought to agree modifications to the wording of the policies that the Inspector and the relevant parties could also agree.
- 6.5 The Council then published a set of further main modifications (changes) to each plan for a period of consultation, which ran from 18th November 2016 to 13th January 2017. The representations received and Council's response to these were then fed back to the Planning Inspector to enable her to finalise her Inspector's Report.

#### *Latest position*

- 6.6 The Inspector's Report was received on 28th April 2017 which confirmed that, subject to the main modifications, the Plans are sound and provide an appropriate basis for the planning of Haringey and are therefore recommended for adoption. The Local Plan (incorporating the Inspector's changes) was subsequently progressed to Cabinet on 20th June 2017, which recommended its formal adoption by full Council.
- 6.7 Haringey's new Local Plan was adopted by a resolution of Full Council on 24th July 2017. Haringey now has a fully up-to-date framework for managing sustainable growth and investment and dealing with planning applications in line with the Corporate priorities.

#### Wood Green AAP

- 6.8 In addition to the above documents, work is also continuing on the preparation of the Wood Green Area Action Plan (AAP). The purpose of the AAP is to recognise the development potential within the Wood Green area, which includes significant Council landholdings, and the opportunities therein to strengthen the status of the Wood Green Metropolitan town centre. Four broad growth options were promoted for consultation in February – March 2016 based around different levels of intervention, including a single more centrally located Crossrail 2 station to serve the area.
- 6.9 Analysis of the comments received showed significant support for the options promoting higher levels of intervention with many respondents recognising the need to rejuvenate the town centre and stem the tide of major retailers leaving.
- 6.10 In January 2017, Cabinet approved the preferred option version of the AAP, which promotes site allocations providing for 7,700 new homes and over 150,000m<sup>2</sup> of commercial and retail floorspace. Delivery of this high growth

option will be contingent on decisions on Crossrail 2 serving the area. With respect to the latter, the Council is engaging with TfL in supporting the case for Crossrail 2 provision through Wood Green and is waiting on further announcements and consultation due by TfL

*Latest position*

- 6.11 Consultation on the preferred option version of the Wood Green AAP commenced in February 2017 and concluded on 28th April 2017. Results of the consultation are now being analysed to help inform preparation of a further refined draft of the Plan, which is currently scheduled for public consultation in January 2018.

North London Waste Plan

- 6.12 The service also continues to support the preparation of the Joint North London Waste Local 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

- 6.13 The Council has continued to support the Highgate Neighbourhood Forum in preparation of its Neighbourhood Plan. This is a cross-borough plan, as the designated Highgate Neighbourhood Area covers parts of Haringey and Camden. Significant progress was made on the Plan in the reporting year.
- 6.14 The Forum carried out its second 'pre-submission' consultation on a draft plan during December 2015 - February 2016, to which the Council submitted a joint response with LB Camden. In response to the comments received the Forum reviewed and made amendments to the draft Plan. The Forum then submitted the revised Plan and supporting documents to Haringey and Camden Councils in September 2016, who publicised the draft Plan for a 'publication' consultation which ran from 23rd September to 4th November 2016.
- 6.15 The publication documents and representations received were subsequently packaged and sent to a Plan Examiner for an independent examination commencing in late 2016. The examination was conducted by written representations as the Examiner did not consider that hearing sessions were necessary. During the examination proceedings a Statement of Common Ground was agreed between the Councils and the Forum which resolved issues on a variety of policy matters. The Examiner's Report was published on 28th February 2017 and it concluded that, subject to the recommended changes, the Plan should proceed to a referendum. The Plan Examiner's Report is non-binding and it is up for the Council to take a decision on the recommendations contained therein.

*Latest position*

- 6.16 On 11th April 2017 the Council's 'Decision Statement' was agreed by Cabinet. The statement set out the Council's response to the Examiner's recommendations and provided that the Neighbourhood Plan, as modified, would

meet the relevant statutory requirements and legal tests and should therefore proceed to a local referendum.

- 6.17 A referendum was held on 6th July 2017 to determine whether electors in the Neighbourhood Area supported the Plan's adoption. The Plan passed the referendum with 88% approval thus becoming the first such plan to reach this stage in Haringey. Turnout was 18% which is comparably high for this type of vote in London and across the country. On 20th July 2017, Haringey formally made (adopted) the Highgate Neighbourhood Plan by way of Cabinet Member Signing. The Plan now forms part of Haringey's Statutory Development Plan and is used alongside the Local Plan and the Mayor's London Plan in determining planning applications.
- 6.18 The Crouch Neighbourhood Area and Forum were formally designated by the Council on 15th December 2015. The Council will continue to support the Forum in the preparation of its Neighbourhood Plan which is ongoing. The Forum is currently gathering evidence to help inform work on a draft Plan.

### ***Highlights of key plan and policy performance outcomes***

- 6.19 This section of the AMR summarises key plan and policy performance outcomes across a range of topic areas, including housing, employment, environmental sustainability and strategic infrastructure funding. These topic areas are linked to Corporate Plan priority outcomes, as appropriate.

<p>The following section responds to Priorities 4 and 5 which reflect the need to achieve a step change in the number of homes being built, and to ensure provision for high quality housing across a range of types and tenures.</p>
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### **Housing**

- 6.20 Haringey needs to provide a minimum of 19,802 homes over the period from 2011 – 2026. The table below shows Haringey's annual housing delivery performance since 2011. For the period 2016/17 the total net completions was 774 homes with the total for the plan period to date being 5,275. This is circa 200 units up on previous years but still significantly short of the strategic housing target of 1,502 net dwellings per annum. However, significant over delivery in the first two years of the plan period, when the strategic housing requirement was only 820 homes per annum, means that the current shortfall against the cumulative housing target is only 1,009 homes. Based on the Council's identified five-year housing land supply - this shortfall can be made good over the period 2017 – 2022. It is important to note that 5,544 units have consent but have not yet completed.
- 6.21 It should be noted that historic delivery figures set out in the AMR 2016/17 do not exactly match those reported in previous years. This is owing to updates to borough-level information of development data (i.e. permissions and completions) in the London Development Database, which is the key source of information informing the AMR. Interrogation of this updated data has been undertaken for accuracy in reporting and monitoring against targets.

	11/12	12/13	13/14	14/15	15/16	16/17
Conventional Completions (net)	709	746	461	636	606	741
Non-Conventional (net)	646	492	-19	-40	0	-17
Vacant units brought back into use	55	52	59	44	54	50
Overall Completions (net)	1,410	1,290	501	640	660	774
Cumulative Completions	1,410	2,700	3,201	3,841	4,501	5,275
Cumulative Target	820	820	820	820	1502	1502
	(820)	(1,640)	(2,460)	(3,280)	(4,782)	(6,284)
Performance against target	590	1,060	741	561	-281	-1,009

#### *Affordable housing*

6.22 A total of 211 affordable homes were built in 2016/17. The individual development schemes that delivered affordable housing last year were:

#### *Affordable Housing Completions in 2016/17*

<b>Scheme</b>	<b>Gross Affordable Homes Delivered</b>	<b>% of Affordable Housing Units by Scheme</b>	<b>% of Affordable Housing Hab Rooms by Scheme</b>
Barnes Court Rear Car Park Clarence Road N22 8PJ (HGY/2014/2556)	4	100	100
Connaught Lodge Garage Connaught Road N4 4NR (HGY/2014/3508)	7	100	100
Pembroke Works, Hornsey (HGY/2012/1190)	36	85.7	87.1
Pretoria Road (HGY/2014/1080)	52	100	100
Parkland Hostel, 20-108 Parkland Road N22 6ST (HGY/2009/1014)	9	100	100
33 Muswell Avenue N10 2EB (HGY/2010/0766)	2	100	100
Peabody Cottages, Lordship Lane N17 7QJ (HGY/2011/1414)	1	100	100
Protheroe House, Chesnut Road N17 9EQ (HGY/2013/2465)	50	100	100
Hornsey Depot (SA46) (HGY/2013/2019)*	35	100	100
Saltram Close Housing Estate (HGY2005/1257B)	15	100	100



- 6.23 As shown above, there was a mix of small and large schemes that contributed towards the provision of new affordable housing. All but one was a 100% affordable housing scheme, with Pembroke Works still contributing significantly at 87.1% affordable housing provision by habitable rooms.
- 6.24 In 2016/17, 28.5% of all conventional housing was affordable. This percentage increases significantly to 35.4% when taken on a habitable rooms basis, demonstrating that the Council is achieving a greater portion of larger dwellings as affordable homes. Over the plan period to date, 32% of all conventional housing delivered has been secured as affordable housing.
- 6.25 On a habitable rooms basis for all conventional housing development over the plan period to-date (2011-2017), 49.9% of all habitable rooms delivered were affordable.
- 6.26 The Local Plan monitoring target is to achieve 40% of affordable housing on a habitable room basis for all major developments. This target has been met and exceeded over the plan period to-date, with 71% of units and 61% of habitable rooms delivered through major schemes secured as affordable housing. This level of affordable housing has been achieved through a number of RSLs taking up 100% of these larger schemes as affordable. 825 Social/Affordable Rent units and 777 Intermediate Affordable units have been completed.

The following section responds mainly to Priority 4 which reflects the need to deliver growth by creating an environment that supports investment and growth in business and jobs.

#### Employment land management

- 6.27 In 2016/17, planning permissions resulted in a total net loss of 11,195sqm (net) of employment (Class B) floorspace across the Borough. This loss comprised of: loss of 3,252sq m of B1 (business) floorspace; loss of 4,003sqm of B2 (general industrial) floorspace; and loss of 3,940 sq m of B8 (storage and distribution) floorspace. It is important to note that this loss has not yet been realised – this will depend on whether the approved schemes are built out.
- 6.28 The majority of B1 floorspace lost in the reporting year was as a result of the granting of a scheme at Railway Approach, HGY/2016/1573, (loss of 1,726 sqm) for 173 new residential units, but with only 294 sqm of replacement B1 floorspace and granting of the Apex House scheme, HGY 2015/2915, (loss of 3,287 sqm). Further losses where as a result of changes to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), that allow for the change of use to Class C3 (dwellings) from Class B1a (offices) as permitted development, subject to a "prior approval" process that is relatively limited in its scope of considerations. This included the loss of 2,490 sqm at Zenith House, Tottenham Green. There were some schemes however that did deliver some substantial new office floorspace to help offset these large losses including 4,000sqm as a result of the Tottenham Hotspur revised application (HGY/2015/3000) and the construction of a new office block providing 1,954 sqm on a former car wash site at Broad Lane, Tottenham (HGY/2016/2232).

- 6.29 The majority of the remaining B Class employment floorspace lost in the reporting period occurred on sites outside of Haringey's designated employment land notably at the Tottenham Stadium redevelopment accounting for 3,500sqm loss of B2 and B8 floorspace. This mirrors the situation from previous years. Informed by monitoring outcomes, Haringey's Development Management DPD now gives stronger protection to employment uses and floorspace on non-designated sites. However, there is likely to be continued losses of older office stock due to the ongoing Prior Approval process.

#### Town centres

- 6.30 Haringey's town centre vacancy rates have decreased in recent years. When surveys were carried out in 2013, the overall local vacancy rate was 7%. Today the average is 4.5% which has remained lower than the national (14%) and London (9%) averages. The proportion of non-retail uses in Haringey's town centres is broadly consistent with local targets, which suggests that planning policies are supporting an appropriate balance of uses. However, in this last monitoring period vacancy rates have increased in Bruce Grove and Seven Sisters to just above the maximum level sought, and so whilst this isn't persistent over two years, the Council will need to assess whether any measures are necessary to try and address the increase in vacancy rates. Town centres will continue to be regularly surveyed to ensure up-to-date evidence is available to inform planning decisions.

The following section responds mainly to Priority 3 and its focus on improving the environment, including parks and open spaces, to help make Haringey a point of destination where people will want to live and work.

#### Environmental sustainability

- 6.31 There was no net loss of designated open spaces or sites of biodiversity in the reporting period.
- 6.32 22 parks and open spaces managed by Haringey Council have been declared as being among the best in the country in 2011, recognised by the national Green Flag scheme. In 2016, Tottenham Green and Woodside Park became the latest spaces awarded Green Flags. This brings the total Green Flag parks in Haringey to 25, up 2 from the previous reporting year.
- 6.33 An Open Space & Biodiversity Study was prepared to support the Local Plan preparation. It assesses sites across the Borough for nature conservation status. It also updates information on areas of public open space deficiency in the Borough, taking account of new population growth figures. There is scope for a review of this study to capture baseline evidence of smaller sites, which would give further support to their protection against inappropriate development.
- 6.34 Household recycling rates in Haringey had shown continued improvement in recent years, with 37% of household waste recycled or composted by 2014/15, which was up from 21% in 2006/07. However, the most recent data shows a slight decline in the last two monitoring years to 33% and 32% respectively, and the North London Waste Authority (NLWA) are working with partners to address this shortfall and ensure the 2020 target of 50% is met.



The following section responds to Priority 4 and the objective to manage the impact of growth by reducing carbon emissions across the Borough.

- 6.35 The latest data on carbon emissions was published in 2017 by the Government Department of Energy and Climate Change and covers the years 2005-2015. During this period, Haringey's carbon emissions decreased from 4.6 tonnes per capita to 2.8 tonnes per capita, a 39% decrease.
- 6.36 Local Plan policies expect major development to be designed to deliver district energy networks. To support the delivery of District Energy Networks in Haringey, the Council has continued to work with partners to deliver 3 technical and feasibility assessments for its Growth Areas in Wood Green, Tottenham Hale and North Tottenham. All of these are now undergoing further assessment.
- 6.37 In January 2017, Cabinet approved the North Tottenham business case for the North Tottenham district energy network. This will serve the redevelopment of High Road West, Tottenham Hotspurs and Northumberland Park. This will be a special purpose vehicle (SPV) owned by the Council which will provide these sites space heating and hot water loads from a single energy centre. The energy centre will be located on the High Road West site.

The following section responds to Priority 4 which emphasises the role of Community Infrastructure Levy funding and Section 106 agreements to ensure growth is appropriately supported with infrastructure.

- 6.38 There was an additional 92,832sqm of community floorspace delivered this monitoring year. The majority of floorspace was for the new Tottenham F.C Stadium and associated buildings, granted via the 2016 revised application.

#### CIL and Planning Obligations

- 6.39 Haringey's Community Infrastructure Levy (CIL) came into effect on 1st November 2014. This is the second full monitoring year where CIL has been in effect. To date £2,809,980 has been collected for Haringey's CIL which will help fund projects identified in the published Regulation 123 list for strategic infrastructure.
- 6.40 The Council uses planning obligations (sometimes known as legal agreements or Section 106 agreements), where appropriate, to make unacceptable development acceptable in planning terms.
- 6.41 In 2016/17, the Council secured over £3.8million in Section 106 funds alongside affordable housing provision. This is similar to the contributions secured in the previous reporting year.
- 6.42 Since 2004, 328 S106 agreements have been negotiated in Haringey. These placed a financial obligation on developers to the total value of £106 million.
- 6.43 The spending of S106 funds during the 2016/17 financial year is set out in the table below, with spending broken down by broad planning obligation type.

### **S106 Spend – 2016/17**

<b>Planning Obligation Type</b>	<b>Amount Spent</b>
Capital Financing	68,114.08
Highways	90,000.00

The following section responds to Priority 4 which emphasises the Council's role in enabling growth through timely planning decisions, and where the planning service is measured as a 'top quartile' service for speed, cost and quality.

### Development Management Performance

- 6.44 In 2016/17 the Council decided 2,251 planning applications consisting of 35 major applications, 544 minor applications, 1,671 householder and other applications. There were almost twice as many major applications decided in this reporting year than in 2015/16 (19).

The Government Department for Communities and Local Government (DCLG) and the Council have the same targets for expedience of planning application determination. These are: 65% of major applications determined within 13 weeks, 65% of minor applications determined within 8 weeks, and 80% of other applications determined within 8 weeks. The Council also has a target to be in the top quartile in London for performance on Majors, Minors and Others.

The Council's performance in processing applications in 2016/17 was:

- 100% of major applications determined within 13 weeks;
- 87.68% of minor applications and
- 90.01% of other applications; within 8 weeks or extension of time

- 6.45 The Council significantly exceeded its national and local performance targets for the processing of major, minor and other applications and in 2017/18 has become in the top quartile in London for performance in all categories. The Service implemented a Systems thinking approach in 2015/16 which was fully rolled out in 2016/17 and this has enabled it to reengineer its processes and drive through further efficiencies. This has also enabled it to reduce its end to end times for determining planning applications significantly. This will be a metric for measuring performance going forward.

- 6.46 In 2016/17, there were a total of 110 appeals on refusals decided by the Planning Inspectorate, with 34 appeals allowed (30.9%) and 76 appeals dismissed (69.1%). The proportion of appeals allowed in Haringey was decrease on the previous year (43.8%).

### Planning enforcement

- 6.47 Enforcement of planning rules plays a role in delivering policy objectives. The Council is committed to reversing and preventing unauthorised uses and non-permitted development. Performance over the monitoring period is:
- Complaints received - 886
  - Enforcement notices served - 144
- 6.48 Improvement of the planning enforcement team is ongoing and performance has improved significantly with notifications of decisions within 8 weeks in 2016/17 as follows: 95% (810/849).
- 6.49 A new Enforcement Plan which sets the priorities for the Borough with regards to enforcement action is a priority for the planning service, and a consultation draft is scheduled for publication by the end of the 2017 calendar year.

### **Comments from Regulatory Committee – 9<sup>th</sup> October**

6.50 The following comments were made by Regulatory Committee:

- Appendix 5.1, table at A6. It would be useful to include a column which stated if a scheme had been implemented. (note from Officers: this has been done)
- Page 4 (development management performance, 1<sup>st</sup> bullet point). The numbers did not add up. (note from Officers: this has been done)
- Page 14, table 2 at paragraph 3.2.2. It would be useful to include an explanatory footnote setting out the difference between conventional and non-conventional completions. (note from Officers: this has been done)
- Paragraph 3.2.41. The last sentence should read “It requires those who wish to change *from* a single dwelling...” (note from Officers: this has been done)
- Paragraph 3.6.4. The figures for bikehangars needed to be checked. (note from Officers: this has been done and clarified)

## **7 Contribution to strategic outcomes**

- 7.1 The preparation of a Local Plan for Haringey aligns with our Corporate Plan vision and objectives to actively manage and drive growth and development across the borough, specifically:
- 7.2 **Priority 3 (Clean and Safe Environment)** by ensuring we continue to protect Haringey’s natural environment and, where possible, increase and enhance provision, public access and use (where appropriate), on new development sites or through the use of s106 and CIL for off-site improvements.
- 7.3 **Priority 4 (Growth)** by maximising opportunities for significant residential and commercial growth and development targeted at areas of the Borough that can accommodate change and have the capacity to do so; priority 4 includes a specific commitment to focus regeneration and investment in Tottenham and Wood Green.
- 7.4 **Priority 5 (Housing)** by providing the policy framework necessary to enable the delivery of a significant numbers of new homes and policies controls necessary

to ensure such growth and development results in a high quality and attractive residential amenity

- 7.5 Annual monitoring of the performance of the Local Plan policies also aids significantly in understanding how we are doing against these much broader corporate priority outcomes.

## **8 Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)**

### **Finance and Procurement**

- 8.1 The cost of preparing this report and associated initiatives discussed within it have largely been met from the Planning base budget with additional one-off funding for specific area-based planning work in Tottenham and Wood Green. Strategic Procurement notes the contents of this report; however there are no procurement implications.
- 8.2 The Planning service provides a crucial role in supporting the Economic Growth priority. As external government funding continues to reduce, the Council is increasingly dependent on Council Tax and Business Rates income to fund its core activity and planning policy enables economic and housing growth, whilst making sure that this growth is not detrimental to the local area. The Community Infrastructure Levy (CIL), in conjunction with S106 payments are an increasingly important source of funding for the Council and provide financial support to infrastructure projects that are required to support a growing population.

### **Legal**

- 8.3 The Assistant Director of Corporate Guidance has been consulted on the preparation of this report and comments as follows.
- 8.4 The Council is required by virtue of s35 Planning and Compulsory Purchase Act 2004 (as amended), to prepare an annual report providing such information as is prescribed as to the implementation of the local development scheme; and the extent to which the policies set out in the local development documents are being achieved. The report must contain the information specified in regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) ("the Regulations").
- 8.5 The report must be in respect of a period which the authority considers appropriate in the interests of transparency, which begins with the end of the period covered by the authority's most recent report, and which is not longer than 12 months.
- 8.6 The Council must make these reports available to the public. And in addition must make any up to date information collected for monitoring purposes available in accordance with regulation 35 of the Regulations.

### **Equality**

- 8.7 In the exercise of its function as the local planning authority the Council is subject to the Public Sector Equalities Duty set out in section 149 of the Equalities Act

2010 which obliges the Council in performing its functions “to have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it”.

8.8 The AMR highlights developments in planning policy over the reporting period, including the Strategic Policies DPD and development of the Wood Green Area Action Plan. Equalities considerations form a key part of the evidence presented for review alongside our planning policies, through sustainability appraisal. As the AMR highlights, consultation with the public and key stakeholders has also been a key element of the review process.

8.9 The AMR also updates on performance outcomes for planning policy objectives. This is key to monitoring the contribution that planning policy makes to our Corporate Plan priorities, including to actively manage and drive growth which everyone can benefit from. Members are advised to note performance outcomes for completions of affordable housing units and employment projections as of particular relevance to our equality duty.

## **9 Use of Appendices**

- Appendix A: Authority Monitoring Report 2016/17

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

- Haringey Strategic Policies Local Plan (2013) and Alterations (2017)
- Haringey Development Management DPD (2017)
- Haringey Site Allocations DPD (2017)
- Tottenham Area Action Plan (2017)
- Wood Green Area Action Plan (2017)
- Haringey CIL Charging Schedule (2014)
- London Plan (2016)
- Mayor’s CIL Charging Schedule (2012)
- Haringey Local Development Scheme (2016)
- North London Waste Authority Annual Monitoring Report (2016/17)