

Annual Monitoring Report



December 2006

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ANNUAL MONITORING REPORT 2005/2006

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Executive Summary

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 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 2005/006 were commencement of the UDP Inquiry and the modifications stage. The AMR identifies that these milestones were met.

The AMR presents information and indicators on the following key policy areas:-

- Employment and economic activity
- Housing
- Retail and Town Centres
- Environment and Transport
- Planning obligations

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.

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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 and 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)
 - 32% conversions (199 dwellings)
 - 22% changes of use (137 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.
- Of the housing completions in 2005/06, 91% were one and two bedroom units.
- 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 on 9 hectares of land. Three major applications for mixed-use development were granted on 0.66 hectares of land. 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 22 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.
- 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 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 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.
- 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 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 1,658 hectares of land designated as Ecologically Valuable Sites. Since 1998 the Council has designated seven Green Corridors across the borough.
- 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, of which three were 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 42 planning permissions. From these 14 affordable housing schemes were negotiated.
- During 2005 a total of £3,900,805 was received.
- There were 24 instances where planning obligation monies was spent, totalling £769,955.

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

Background

- 1.1 This Annual Monitoring Report (AMR) covers the monitoring year April 2005 to March 2006. Its production meets the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of Town and Country Planning (Local Development) (England) Regulations 2004.
- 1.2 The Council adopted its UDP in July 2006. The review of the plan started before the commencement of the Planning and Compulsory Purchase Act in September 2004. Therefore, in accordance with Government guidance, the UDP process continued under the procedures set out in the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Plan) Regulations 1999.
- 1.3 On 31 March 2006, the Council submitted its first review of the 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, which together will comprise a Local Development Framework. Haringey's LDF will include the adopted UDP policies, which will be automatically saved for three years. The AMR reviews progress on the preparation of a Local Development Framework against the timetable and milestones in the LDS.
- 1.4 This document presents available statistical data relating to the planning policies in Haringey's adopted Unitary Development Plan. It contains a monitoring framework that identifies a range of performance measures and targets, which will be needed to monitor the UDP objectives and policies. Where possible, indicators have been provided for 2005/06. However, in some cases, information is not available for the monitoring period or is not presently collected. The AMR identifies these information gaps and addresses future monitoring requirements.
- 1.5 The AMR meets the requirements set out in the Implementation Monitoring and Review Chapter of Haringey's Adopted UDP which 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. The AMR proposes targets and indicators which are consistent with the London Plan and national monitoring requirements.

Introduction

- 2.1 The AMR is used to monitor the use of policies contained within the Council's adopted Unitary Development Plan (UDP). By setting targets, the Council can assess the performance and effectiveness of policies and objectives.
- 2.2 The report summarises the planning policy context for Haringey as identified by the policy objectives contained in the UDP and the London Plan. It provides some background information on the borough's population and socio-economic characteristics and refers to Best Value performance indicators, which primarily focus on development control performance. It also monitors progress on the preparation of the Council's Unitary Development Plan and Local Development Framework as indicated in the timetable and milestones set out in the Local Development Scheme.
- 2.3 The AMR is divided into the following key policy areas:-
 - Employment and economic activity
 - Housing
 - Retail and Town Centres
 - Environment and Transport
 - Planning obligations
- 2.4 The AMR identifies the policy objectives and key policy issues facing Haringey. The report does not attempt to measure and monitor each UDP policy individually, but focuses on monitoring key policy objectives for which data is currently available. Where possible, data has been included for the monitoring period 2005/06. This AMR uses the most relevant and timely information available to the Council at the time of drafting for the identified monitoring period.
- 2.5 A key policy issue for Haringey is housing. The AMR includes information on housing policy and performance, particularly in terms of net additional dwellings. In accordance with Planning Policy Statement 12 a housing trajectory has been included in the AMR (Appendix 4) to show past supply of housing and estimated progress towards the borough's housing target. The trajectory is updated annually and will be used to influence the delivery of major sites, reflect site phasing requirements or check progress of windfall sites.
- 2.6 The report provides contextual, local and core indicators for each key policy area. The Government has published a good practice guide to Local Development Framework Monitoring. The AMR attempts to provide information on core output indicators as defined by the Government. These form the basis for monitoring the performance and effectiveness of policies.
- 2.7 Although the Council's UDP addressed sustainability issues, a formal sustainability appraisal of the plan was not required. The Council will carry out a sustainability appraisal of the Local Development Documents that make up the Council's Local Development Framework. In the first instance it will produce a scoping report which will establish the environmental baseline, the sustainability

appraisal objectives and the scope of the future appraisal. In advance of this, the AMR includes some significant effects indicators which assess the significant social, environmental and economic effects of policies. These indicators will be linked to objectives for the sustainability appraisal of Local Development Documents.

- 2.8 The AMR summarises the current monitoring arrangements and identifies future monitoring requirements. The preparation of the Local Development Framework will require a more systematic approach to monitor, in terms of range and frequency of the data collected and analysed. The development of local output indicators will reflect the changing policy monitoring needs and the availability of resources.
- 2.9 This AMR provides the framework for future monitoring reports. It contains a monitoring framework which identifies performance measures and targets for all the UDP objectives and key policies. Currently data is not available for some of these targets and it is envisaged that this framework will develop over time as monitoring systems become more sophisticated.

Haringey's Key Characteristics

- 3.1 Haringey is one of London's 32 boroughs. It is located in the north of the capital and is more than 11 square miles or 30 square kilometres in size. 27% of the borough is green spaces and areas of water. Domestic buildings and gardens account for 41% of the total land area of the Borough. Non-domestic buildings and land, road and rail account for about a third (32%) of the land area.
- 3.2 Haringey is often described as an outer London borough with inner city problems. The borough is economically and socially polarised. The west of the borough is characterised by affluent tree lined avenues developed during the Edwardian period. In contrast, 30% of Haringey's population live in central and eastern areas in the borough which are amongst the 10% most deprived in England.

Socio-economic characteristics

- 3.3 Haringey is the 10th most deprived district in England as measured by the 2004 Indices of Deprivation. There is an extensive area of deprivation in the east and centre of the borough. Nearly 65,000 people (almost 30% of Haringey's residents), live in areas (43 Super Output Areas) in the borough that are amongst the 10% most deprived in England.
- 3.4 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.
- 3.5 In March 2006, Northumberland Park had the highest unemployment rate of all wards in London at 18.2%. In contrast, unemployment in Alexandra ward stood at 2.5%. The 2001 Census suggests that long-term unemployment is a serious issue for Haringey. Over 50% of unemployed Haringey residents have not worked for over 2 years or have never worked.
- 3.6 The Haringey Neighbourhood Renewal Strategy identifies five priority areas of the borough where regeneration initiatives are targeted. The priority areas are:-
 - Wood Green town centre, Noel park estate and parts of Woodside ward
 - Central Tottenham and Seven sisters wards
 - Northumberland Park
 - White Hart Lane ward
 - Bruce Grove / High Cross, including Broadwater Farm Estate
- 3.7 The Mayor's London Plan designates Tottenham Hale as an Opportunity Area and Haringey Heartlands as an Area for Intensification in recognition of their potential to provide significant numbers of new homes, new jobs and wider regeneration benefits.
- 3.8 The borough retains concentrations of employment in industry and warehousing. There are 22 Defined Employment Areas (DEAs). The UDP identifies a hierarchy of DEAs where certain types of employment uses should

be concentrated: - Strategic Employment Locations; Industrial Locations; Employment Locations; and Regeneration Areas.

- 3.9 Haringey contains six main town centres. Wood Green is classified as a Metropolitan Centre – one of only ten in London. Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West Green Road are classified as District Centres.

Environment and Transport

- 3.10 A network of parks, open space, wildlife sites and Green Belt is one of Haringey's strengths, making an important contribution to the quality of life. Despite this, parts of Haringey are deficient in different types of open space provision.
- 3.11 The borough has numerous natural and historical assets. It includes part of the Lee Valley Regional Park, which is Green Belt, areas of Metropolitan Open Land, including Alexandra Park and Ecological Valuable Sites of Metropolitan Importance. Alexandra Park and Finsbury Park are Parks and Gardens of Special Historic Interest. The borough contains 28 conservation areas and over 350 listed buildings.
- 3.12 Haringey is generally well served by roads and public transport and parts of the borough have good tube and rail links to central London and to Heathrow and Stansted airports. However, it is recognised that stronger orbital public transport links are required to serve key development areas, town centres and residential areas.

Population, housing and education

- 3.13 Haringey has a population of 224,500 (mid 2005 estimate), which represents 3% of London's total population. Haringey's population has grown by 8.4% since 1991 and is projected to grow by a further 21.3% to 272,100 people by 2021.
- 3.14 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.
- 3.15 The borough's age structure is similar to that of London as a whole, although the east of the borough tends to have more young people and the west more older people. In 2004, Haringey's school population was approximately 34,000 children.
- 3.16 The impact of population and housing growth on Haringey will have a significant impact on social infrastructure, such as health and education facilities and water and energy infrastructure. For example, Haringey will experience particularly high growth in school numbers up to 2021. In many parts of the borough the percentage of surplus school reception places is already less than 5%.

3.17 The borough contains large and diverse black and ethnic minority communities. 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

3.18 In March 2006, 35% of Haringey primary school pupils and 37% of secondary pupils were eligible for free school meals. In 2005, average gross annual earnings (at £28,763) were lower than the London average (at £33,373).

Development Control and Enforcement

3.19 In 2005/06, the Council determined a total of 1,930 planning applications. The majority of these were householder applications. 39 major planning applications were determined.

3.20 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)

There were no planning applications relating to minerals and waste management

3.21 The Council's development control performance is subject to Best Value targets.

- 86% of major applications were determined within 13 weeks compared to a Government target of 60% (BV 109a)
- 82% of minor applications were determined within 8 weeks compared to a Government target of 65% (BV 109b)
- 92% of other applications were determined within 8 weeks compared to a Government target of 80% (BV 109c).

3.22 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%.

3.23 In 2005/06, the Council issued 98 enforcement notices against breaches of planning control, the fifth highest number amongst London Boroughs.

Unitary Development Plan Objectives

3.24 The adopted UDP has 23 strategic objectives. It also contains three key objectives for regeneration areas, known as Areas of Change. The objectives and key policies are taken forward into the monitoring framework in Appendix 2 and performance measures and targets are identified for objective and key policy.

Local Development Scheme

- 4.1 The purpose of the Local Development Scheme (LDS) is to set out a programme for replacing UDP policies and supplementary planning guidance with Local Development Documents. The first LDS was submitted to the Government Office for London in March 2005. The LDS was reviewed in March 2006 and now covers a three year period up to April 2009. The revised LDS came into effect on 1 May 2006.
- 4.2 One of the five key monitoring requirements set out in the Planning and Compulsory Purchase Act is that local authorities should review their progress in terms of local development plan document preparation against the milestones of the LDS. The Annual Monitoring Report monitors progress on the LDS.
- 4.3 For 2005/06, the key milestones were the commencement of the UDP inquiry and the modifications stage. The Council has met these milestones and therefore there is no need to amend the LDS in relation to the UDP process.

Key Policy Issues

- 5.1 This section focuses on the key policy issues facing Haringey. Each section contains a number of contextual, local and core output indicators. The AMR reflects the Local Development Framework, Core Output Indicators Update 1/2005 (ODPM, October 2005). Background information is contained in Appendix 1. The contextual, local and core indicators appear in the monitoring framework in Appendix 2.
- 5.2 This section also addresses significant effects indicators. These indicators assess the significant social, environmental and economic effects of policies. They assess the extent to which policies contribute to wider sustainability objectives in the borough. Significant effects are linked to objectives in the sustainability appraisal of Local Development Documents.

Employment and Economic Activity

UDP Objective:

Ensure that a plan-monitor-manage approach is adopted for good quality land and employment premises, and the creation of new ones is assisted where appropriate.

Performance measure:

To provide land and buildings for future employment needs

Contextual Information and Indicators

- 5.3 Haringey is home to approximately 8,200 businesses, together employing some 64,700 people. This accounts for 1.5% of all employment in London. The majority of Haringey's businesses are small - 94% of the businesses employ 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.
- 5.4 Haringey contains 22 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.
- 5.5 In 2004, 14.0% of VAT registered businesses in Haringey were newly registered 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. In 2001, 11.1% of the working age population in Haringey are self-employed compared with 9.4% in London.
- 5.6 The Greater London Authority London Office Policy Review 2006 predicts a demand for 96,500 sq.m. of office floorspace in Haringey between 2006-2026. However, the stock of office floorspace has decreased in the borough by 8,000

sq.m. between 2001 and 2005 and there is no office development in the pipeline.

- 5.7 Haringey's Employment Study 2004 identifies for all 'B' Class uses (offices, light and general industrial and warehouses) an additional floorspace requirement of 107,800 sq.m between 2000 and 2016.
- 5.8 The Greater London Authority Hotel Demand Study (June 2006) estimates that Haringey has the lowest number of hotel bedrooms amongst London boroughs (150 bedrooms) and estimates a requirement for 250 net additional rooms in the borough by 2026.
- 5.9 Local and Core Indicators

CO1a Amount of floorspace developed for employment by type

In 2005/06, 12 major applications for non-residential use were granted comprising 14,570 sq.m of floorspace on 9 hectares of land.

CO1b Amount of floorspace developed for employment by type, in employment or regeneration areas

In 2005/06, 5,830 sq.m. of permitted non-residential floorspace was located within Defined Employment Areas or Regeneration Areas, representing 40% of the total permitted non-residential floorspace.

CO1c Percentage of employment use developed on previously developed land

100% of floorspace granted for non-residential use was on previously developed land.

CO1d Employment land supply by type

Haringey contains 22 Defined Employment Areas which provide 138 hectares of employment land. The borough contains other smaller locations which total a further 17 hectares of employment land.

CO1e Losses of employment land

CO1f Amount of employment land lost to residential use

During 2005/06, 0.66 hectares of land were granted for mixed-use development including residential development. All of this land was in Defined Employment Areas.

Housing

UDP Objectives:

1. Seek to maximise new housing opportunities
2. Seek to maintain and protect the existing housing stock
3. Ensure an adequate standard and range of housing especially affordable and accessible housing in order to meet current and future needs in the Borough.

Performance Measures:

1. Meeting the need for affordable housing
2. Maintain the proportion of new homes built on previously developed land
3. Increase housing density in appropriate locations
4. Increase the supply of new homes
5. Bringing empty homes back into use

Contextual Information and Indicators

- 5.10 According to the 2001 Census there are 94,616 dwellings in Haringey. Of those 46% are owner occupied, 20% are council rented, 10.5% are rented from a registered social landlord and 20.1% are rented from a private landlord. There are 2,446 unoccupied dwellings in Haringey, the majority of which are believed to be private sector accommodation.
- 5.11 Haringey has a smaller proportion of home ownership in comparison to other London boroughs. However, since 2001 it is estimated that the proportion of owner occupied households has risen by about 4%.
- 5.12 In 2005/06 1,093 households were accepted as homeless by the Council. At 1st April 2006 there were 5,997 households in temporary accommodation in Haringey, one of the highest levels in the UK. Given the high levels of temporary housing and homelessness there is the need to ensure that affordable housing meets those households in priority need. A Housing Needs Assessment Update in March 2005 estimated a need for 4,387 affordable housing units per annum for the next five years.
- 5.13 The London Plan identifies a need for 30,000 additional homes in London per year to 2016. A London Housing Capacity Study completed in July 2005 identifies Haringey's housing capacity which has been translated into a new housing target for the borough of 6,800 additional dwellings between 2007/08 – 2016/17 or 680 dwellings per year. The new borough housing targets have been carried forward as alterations to the London Plan.
- 5.14 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
- 5.15 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

5.16 Local and Core Indicators

Housing Trajectory

Appendix 3 illustrates a housing trajectory for Haringey.

CO2a(i) net additional dwellings over the previous five year period

Year	Net Additional Dwellings
2000	233
2001	85
2002	416
2003	516
2004	834

CO2a(ii) net additional dwellings for the current year

There were 624 net additional dwellings in 2005/06, comprising 46% new build (286 dwellings), 32% conversions (199 dwellings) and 22% changes of use (137 dwellings).

CO2a(iii) projected net additional dwellings up to 2016 (ten years from the adoption of the UDP)

Year	Net Additional Dwellings
2006/7	1043
2007/8	1326
2008/9	1175
2009/10	1310
2010/11	995
2011/12	910
2012/13	908
2013/14	467
2014/15	345
2015/16	345

CO2a(iv) the annual net additional dwelling requirement

The annual housing provision target set in the alterations to the London Plan require Haringey to provide 6,800 additional dwellings up to 2016/17.

CO2a(v) annual average number of net additional dwellings needed to meet overall housing requirements

The annual average number of net additional dwellings is 680 up to 2016/17.

CO2b *Percentage of new and converted dwellings on previously developed land*

In 2005/06, 100% of completions took place on previously developed land.

CO2c *Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare*

In 2004-05, residential developments were completed at an average density of 139 dwellings per hectare. From permissions where the site area included, no new dwellings were completed at less than 30 dwellings per hectare, 2% of new dwellings were completed between 30 and 50 dwellings per hectare and 98% of new dwellings were completed above 50 dwellings per hectare.

CO2d *Affordable housing completions*

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.

LO1 **Dwelling mix of new housing**

Of the total housing completions in 2005/06 91% were one and two bed 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.

LO2 **Bringing empty homes back into use**

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.

Retail and Town Centres

UDP Objective:

Ensure people have access to a full range and quality of goods and services.

Performance measure:

Ensure a mix of retail and non-retail provision in the borough's town centres
Maintain vital and viable town centres

Contextual Information and Indicators

- 5.17 To protect the viability and function of a town centre the UDP seeks to concentrate A1 uses in the primary frontages. The Plan allows a higher proportion of non-A1 uses in the secondary frontages, which allows a greater diversity of uses in these areas.

5.18 Vacancy rates can be used as an indicator of the health of a town centre. Vacancy rates in Haringey's six main town centres varied from 2% to 10%, compared to a national vacancy rate of 11%. Government guidance suggests that where the health of a centre is declining, as identified in higher vacancy rates, diversification of uses may be appropriate

5.19 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%.

5.20 Local and Core Indicators

CO4a Amount of completed retail, office and leisure development

In 2005/06, one major application for retail, office and leisure development was granted comprising 2,499sq.m of additional retail floorspace.

CO4b Amount of completed retail, office and leisure development in town centres

No major applications for retail, office and leisure development were submitted in 2005/06.

LO3 Vacancy Rates in Town Centres

In 2005/06, the vacancy rates for the borough's town centres were as follows:

Town Centre	Vacancy rate %
Wood Green	2.7
Crouch End	5.7
Green Lanes	9.5
Muswell Hill	2.6
Tottenham High Road	5.3
West Green Road/Seven Sisters	10.0

Source: Experian Goad Surveys 2005

LO4 Proportion of non-A1 (retail) uses in Town Centres

In March 2005, the proportion of non-A1 (retail) use varies between 31% in Wood Green Metropolitan Centre to 46% in Green Lanes District Centre.

Environment and Transport

UDP Objective:
 To protect and promote a network of open spaces
 Discourage commuting and through journeys and encourage appropriate car use by residents and local business.

Performance measure:
 To protect open spaces in the borough
 Encouraging alternatives car use at major developments

Contextual information and Indicators

- 5.21 Haringey contains a network of parks, open space, wildlife sites and Green Belt which make an important contribution to the quality of life. It provides 1.7 hectares of open space per 1,000 people. In 2005/2006 there was no net loss of designated open space. Haringey contains 1,658 hectares of land designated as Ecologically Valuable Sites in the UDP. The Council has drafted a Biodiversity Action Plan to protect habitat and species in the borough.
- 5.22 Haringey has 28 conservation areas and over 350 listed buildings. Haringey's historic buildings and conservation areas are cherished landmarks that relate to the borough's rich history and give it a vital sense of place. During 2005, Haringey set up an Urban Design Panel and held its first Urban Design Awards.
- 5.23 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.
- 5.24 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.
- 5.25 Haringey is relatively well served by public transport. This means that employment opportunities outside of Haringey are accessible and around two thirds of Haringey residents commute to work outside of the Borough. There are high levels of accessibility at locations such as Finsbury Park, Wood Green and Tottenham Hale.
- 5.26 In 2005/06, 19 approved planning applications have been dedicated as 'car free' developments. In 2005/06 the Council received two transport assessments with major applications.

5.27 Local and Core Indicators

CO3a *Amount of completed non-residential development complying with car parking standards set out in the UDP*

In 2005/06, 100% of all permitted non-residential development complies with car parking standards set out in the UDP. This represents 14,570sq.m of permitted non-residential development.

CO3b *Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, area of employment and a major retail centre*

The Council is unable to determine the distance factor within 30 minutes of residential development. It will review how this can be monitored in the future. It is probable that a substantial number of new residents would be able to reach these facilities within 30 minutes.

CO4c Amount of eligible open spaces managed to Green Flag Award standard

Four parks were managed to Green Flag Award standard in 2005/06. This amounted to 17 hectares and represented 76% of the total designated open space in the borough.

CO5a Production of primary land won aggregates

CO5b Production of secondary /recycled aggregates

There was no land set aside for mineral extraction or production of primary or secondary recycled aggregates in Haringey during 2005/2006.

CO6a Capacity of new waste management facilities by type

The Hornsey Reuse & Recycling Centre opened in October 2005 and has a maximum capacity of 12,700 tonnes of waste per year.

CO6b Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed

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.

CO7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

During 2005/06, no planning permissions were granted contrary to advice of the Environment Agency on either flood defence grounds or water quality.

CO8 Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance

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). It is estimated that there has been no change in priority habitats and species during 2005/06.

Haringey contains 1,658 hectares of land designated as Ecologically Valuable Sites in the UDP. Since 1998 the Council has designated seven Green Corridors across the borough.

CO9 Renewable energy capacity installed by type

Three renewable energy facilities were installed in households in Haringey during 2005/06:- one ground source heat pump, one photovoltaic system and one solar thermal and wind combination system.

LO5 Number of planning applications accompanied by a travel plan

In 2005/06, four planning applications were accompanied by a travel plan

Planning Obligations

- 5.28 During 2005/06, the Council secured planning obligations and signed legal agreements on 44 planning permissions. A total of £3,900,805.40 was received.
- 5.29 There were 25 instances where planning obligation monies was spent, totalling £769,955.05. The majority of obligations negotiated relate to affordable housing, contributions towards education facilities, recreation, and social and physical infrastructure.
- 5.30 Appendix 1 provides details of these planning obligations.

Significant Effects Indicators

- 5.31 Significant effects indicators are closely related to the sustainability appraisal for Local Development Documents. As the adopted UDP was not subject to a sustainability appraisal and the Council has yet to commence a Development Plan Document, a full set of sustainability objectives have not yet been established. For the purpose of this report, a selection of significant effects indicators linked to the sustainability appraisal objectives for the Tottenham Hale Masterplan Supplementary Planning Document have been used. Future Annual Monitoring Reports will include a complete set of significant effect indicators which will be linked to objectives for the sustainability appraisal of Local Development Documents.
- 5.32 Significant effects indicators assess the social, environmental and economic effects of policies Appendix 3 sets out the significant effects indicators that have been used for the purpose of this AMR.

Conclusions

- 5.33 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. 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 demonstrates that the policies for the borough's town centres and employment areas are effective.
- 5.34 The UDP process and the AMR have highlighted the need for additional work on certain policy areas. In particular, the Council will shortly commence work on a Housing Supplementary Planning Document which will review and provide guidance on the UDP housing policies in the light of monitoring information compiled for the AMR.

5.35 In addition, the AMR highlights a number of policy issues which will require further research in advance of a Core Strategy and other Development Plan Documents. These include:

- Although new housing completions and the number of empty homes brought back into use exceed the borough's housing target, there is the need to identify the sources of housing supply from 2016.
- The number of net gains through conversions which has doubled since 2004/05 (99 to 199 units) – possible conversions of Houses in Multiple Occupation in response to licensing requirements
- The need to balance the dwelling mix of new housing in response to the need for affordable family housing.
- The increase in density of new housing development and the need to assess its impact on dwelling mix and the character of areas
- The recent increase in the number of car free developments
- The need to revise retail policy thresholds in response to town centre vacancy rates and use class proportions
- Identifying the impact of development on ecology and defining areas of deficiency in access to nature.
- The need to set local open space standards.
- The future provision of new business development in Opportunity Areas, employment areas and town centres.

Monitoring Framework and Future Monitoring Requirements

- 6.1 The monitoring framework at Appendix 1 identifies performance measures and targets for each UDP objective. The framework identifies the source of the information. In the case of housing, data is available for 2005/06 (or for the calendar year 2005) to monitor the performance measures and targets. A housing trajectory is also provided at Appendix 2. In the case of planning obligations, the Council has a database to monitor the implementation of planning obligation agreements and already produces annual monitoring reports.
- 6.2 For other performance measures, information is either not available for the monitoring period or not presently collected. Wherever possible the most recent available data is used. In future AMRs, the Council will address these information gaps by:
- Improving procedures to collect information from planning applications
 - Introducing the standard planning application form and supporting the introduction of the PARSOL scheme for the collection and transfer of planning monitoring data
 - Strengthening the monitoring linkages between the Community Strategy and the Neighbourhood Renewal Strategy and the UDP/LDF
 - Agreeing arrangements with external bodies and organisations to provide information, in particular data to monitor sustainability appraisal objectives and targets
 - Supporting the establishment of annual sub-regional monitoring meetings
 - Making full use of the London Development Database. Officers have undertaken training on the database.
 - Incorporating the latest projections produced by the GLA and other sources
 - Explore the possibility of preparing area profiles to support area based Local Development Documents.

At present, the information used is primarily quantitative data, although the Council will explore the use of surveys to gather qualitative data as part of preparing its Local Development Framework.

- 6.3 The AMR is heavily dependent on data collected on planning applications and appeals. The Government is proposing to introduce a standard planning application form (1APP), which will provide authorities with a wider source of data on development proposals. It intends to introduce the form on a phased basis between February and September 2007. From October 2007, 1APP will become the only official method of submitting a planning application for most types of consent. Phase 2 of the PARSOL Land Use Monitoring Project will

develop a national scheme for the collection and transfer of planning monitoring data, in particular the indicators used in AMRs.

- 6.4 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 his second London Plan Annual Monitoring Plan. This AMR has a number of information gaps, which in most cases is being addressed by the London Development Database.

Background Information

Employment and Economic Activity

A1.1 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. These are:

- HGY/2005/0007 – Ferme Park Depot, Cranford Way, N8 9DG
- HGY/2005/0338 – Hornsey Central Depot, High Street, N8
- HGY/2005/0872 – Coldfall Primary School, Coldfall Avenue, N10 1HS
- HGY/2005/1179 – Tetherdown Primary School, Grand Avenue, N10 3BP
- HGY/2005/1407 – Old Peoples Home, Osborne Road, N4
- HGY/2005/1439 – Middlesex University, White Hart Lane, N17
- HGY/2005/1447 – Tottenham Hale Retail Park, Broad Lane, N15
- HGY/2005/1503 – 93 St. Ann’s Road, N15 6NU
- HGY/2005/1692 – 14 Fountayne Road, N15
- HGY/2005/1787 – Treehouse School, Woodside Avenue, N10
- HGY/2005/1932 – 79 Creighton Avenue, N10 1NR
- HGY/2005/2229 – Gladesmore Community School, Crowland Road, N15 6UX
- HGY/2005/0333 – Omega Works, Hermitage Road, N4 1NA
- HGY/2005/1129 and 2287 – 159 Tottenham Lane, N8 9BT

Retail and Town Centres

A 1.2 A1 and Non A1 uses in the Town Centres

Town Centre	Primary Frontage			Secondary Frontage		
	% A1 units	% non A1 units	Minimum % of A1 units	% A1 units	% non A1 units	Minimum % of A1 units
Wood Green	77%	23%	70%	54.6%	45.4%	50%
Crouch End	60%	40%	65%	62%	38%	50%
Green Lanes	63%	37%	55%	49%	51%	50%
Muswell Hill	61.9%	38.1%	65%	76%	24%	50%
Tottenham High Road	62%	37%	65%	73%	27%	50%
West Green Road	76%	24%	65%	50%	50%	50%

Source: Experian Goad Surveys 2005

Environment and Transport

A1.3 The Council requires that all development that would increase the use of the private car should submit a Travel Plan. In 2005/06, four planning applications were accompanied by a travel plan. These are:

- HGY/2005/0872 – Coldfall Primary school, N10
- HGY/2005/1179 – Tetherdown Primary school, N10
- HGY/2005/1692 – 14 Fountayne Rd, N15
- HGY/2005/2229 – Gladesmore Primary school, N10

A1.4 In addition, 19 approved planning applications have been dedicated as ‘car free’ developments. These are:

- HGY/2005/0635 – 58 Victoria Road, N4 – 3 units
- HGY/2005/0840 – 11 Wolseley Road, N22 – 1 unit
- HGY/2005/1057 – 88 Woodstock Road, N4 – 2 units
- HGY/2005/1130 – 30A Stroud Green Road, N4 – 2 units
- HGY/2005/1173 – 278 High Road, N15 – 14 units
- HGY/2005/1257 – Saltram Close, N15 – 30 units
- HGY/2005/1287 – 63 Turnpike Lane, N8 – 1 unit
- HGY/2005/1450 – 8 Whittington Road, N22 – 1 unit
- HGY/2005/1505 – 73 Turnpike Lane, N8 – 2 units
- HGY/2005/1547 – Land adjacent 1 Connisby Road, N4 – 1 unit
- HGY/2005/1971 – 24 Stroud Green Road, N4 – 1 unit
- HGY/2005/2024 – 59 Bounds Green Road, N22 – 4 units
- HGY/2005/2103 – 45 Carlingford Road, N15 – 2 units
- HGY/2005/2159 – 24A Birstall Road, N15 – 8 units
- HGY/2005/2179 – 32-33 Grand Parade, Green Lanes, N4 – 5 units
- HGY/2005/2215 – 22-24 High Road, N22 – 9 units
- HGY/2006/0109 – 673 Lordship Lane, N22 – 18 units
- HGY/2006/0226 – 60 Westbury Avenue, N22 – 2 units
- HGY/2006/0358 – Land r/o 14 High Road & adjacent to 1 Whymark Avenue, N22 – 9 units

Planning Obligations

A1.5 The release of planning obligation contributions or non-financial benefits is usually triggered when development commences or when new development is occupied. During 2005, £3,900,805.40 was received by the Council. This is detailed in the table below. For the purpose of this report PEPP Cost Recovery refers to the monitoring managing and implementation of s106 agreements and Environmental Pool refers to the collection of all environmental monies within a defined area e.g. masterplan area to be spent on larger infrastructural projects.

Financial contributions received in 2005/2006

Address	Description of Scheme	Date of Agreement	Topic Area	Ward
Former Hornsey Waterworks, Hornsey, N8 HGY/2002/0245	Redevelopment of site for 467 residential units, gym/pool for residents, surgery, creche, A3, conversion of pumping station to A3 and D1, new open space and new	19/11/2002	Education £109,500 Social and Physical Infrastructure £1m	Hornsey

Address	Description of Scheme	Date of Agreement	Topic Area	Ward
	vehicular access.		Environmental Pool £75,000	
Lordship Lane, Land adjacent to Woodhall House, N22 HGY/2002/1415	Redevelopment of land to provide 18 houses and 96 self contained flats with ancillary car parking spaces and landscaping.	11/03/2003	Education £40,000 Environmental £20,000	Woodside
High Road 415-417, London, N17 HGY/2002/1418	Demolition of existing building and erect 3/5 storey block comprising 3 x A1 and 1 x A2 units on ground floor , 20 x 2 bedroom flats above and 2 x 4 storey blocks to rear comprising 32 x 2 bdrm flats plus parking and landscaping.	10/11/2003	Education £30,388.50	Bruce Grove
High Road 419 and 2A Myddleton Road, London, N22 HGY/2003/0237	Demolition of existing buildings and erection of 4/5 storey building comprising 40 flats (23 x 2 bed, 17 x 1 bed) with 24 car spaces and associated landscaping.	19/12/2003	Education £50,000 Environmental Pool £10,000	Bounds Green
High Road 280-296, and 1/2 Tottenham Green East N17 HGY/2004/2366	Demolition of existing building and construction of a 110 care bed home in a part 2, part 3 and part 4 storey building plus basement.	31/01/2005	Education £38,000 PEPP Cost Recovery £8,000 Environmental Pool £34,000	Tottenham Green
High Road 280-296, London, N15 HGY/2004/1268	Demolition of existing buildings erect 2 x 4 storey blocks & 1x2 storey block, comprising 5 commercial units, 12x1bed flats,14x2bed flats, 4x3 bed houses.	01/02/2005	Education £38,000 PEPP Cost Recovery £8,000 Environmental £34,000	Tottenham Green
Land at Somerset Hall, White Hart Lane, N17 8HR HGY/2005/1253	Change of use of existing building from student accommodation to residential; to create 16x1 bed flts and 65x2 bed flats (total 81 flats) including 30% (24) affordable units	29/09/2005	Education £154,000 PEPP Cost Recovery £8,000	White Hart Lane
High Road 278,N15 4AJ HGY/2005/1173	Demolition of existing buildings an erection of 2x4 storey blocks comprising 2x commercial units, 8x2 bed and 6x1 bed self-contained flats	22/09/2005	Education £6,734.74 PEPP Cost Recovery £1,349.94 Environmental £20, 204.22	Tottenham Green

Address	Description of Scheme	Date of Agreement	Topic Area	Ward
R/O 31-33 Talbot Road, London, N15 4DF HGY/2004/0668	To erect a part two/three storey residential block comprising 4 x 2 bed & 2 x 1 bed self contained flats and associated landscaping.	25/11/2005	Education £5, 642	Tottenham Green
Block B, The Campsbourne, Hornsey N8 HGY/2005/1151	Amendment to planning permission HGY/2001/0663 for the conversion of 4 storey building to comprise 5 x 3 bedroom residential unit.	06/12/2005	Education £13, 396	Hornsey
344 High Road, Tottenham, N17 HGY/2005/0283	Demolition of the existing building and construction of a new part 5/part 6 storey building with lightweight setback roof comprising 41 flats with commercial on part of ground floor with associated parking and landscaping	20/12/2005	Education £53, 485.16 PEPP Cost Recovery £3, 514.84 Environmental Pool £43,000	Tottenham Green
Hornsey High Street, Former Waterworks Site, New River Village, N8 HGY/2004/0862	Erection of 397 apartments (30 studios, 236 x 1 bed, 105 x 2 bed, 20 x 3 bed, 6 x 4 bed) in 6 blocks varying in height from 2 -9 storeys plus 406 car parks (41 x street level, 365 x basement) and landscaping.	19/08/2004	Housing £925,000 Social and Physical Infrastructure £2m	Hornsey
4 Marsh Lane N17 OXE HGY/2005/1672	Development of the land to provide demolition of existing buildings and erection of new 2 storey building (1372m2 gross floor area) to provide new Victoria Line control centre and 10 car spaces.	05/12/2005	PEPP Cost Recovery £1,250 Environmental Pool £25,000	Tottenham Hale
High Road 136A, B, C, N22 HGY/2001/0225	Demolish existing buildings & erect a 5 storey building, comprising 854m2 retail on the basement, ground & mezzanine level & 11 x 1 bed 2 person and 3 x 2 bed flats on the upper floors	27/03/2002	Environmental £25,000	Noel Park
Tottenham Hale Retail Park, Tottenham, N15 HGY/2005/1447	Alteration and improvements to existing retail park including: demolition of	26/10/2005	Training Initiatives £10,000 Environmental	Tottenham Green

Address	Description of Scheme	Date of Agreement	Topic Area	Ward
	existing retail unit at junction of Ferry Lane/Broad Lane & erect of 2 new retail units.		Pool £15,000	
Grosvenor Gardens (Land Adj. To 10) HGY/2000/0609	Erection of two storey four bedroom detached house	06/04/2001	Recreation £340	Muswell Hill
Green Lanes, Haringey Arena Estate, London HGY/2000/1027	Demolish existing buildings and erect 3 x retail warehouse units, garden centre, mail sorting office and 30 x res flats with car parks and associated landscaping.	25/06/2002	Recreation £20,000 Environmental Pool £25,000	Harringay
Milton Road 70 (Milton Road Depot), West Green, N15 HGY/2001/1601	Demolition of all existing buildings & the erection of a residential development of 55 flats, six 4-bed houses and six 3-bed houses together with associated car parking, landscaping and amenity space.	05/09/2002	Environmental Pool £10,000	West Green
Grovelands Road and Lemsford Close (corner of) HGY/2004/1341	Demolition of existing buildings and erection of 4 storey building comprising 58 x 1, 2 and 3 bedroom flats with associated parking and hard and soft landscaping.	07/09/2004	Environmental Pool £40,000	Seven Sisters

A1.5 In 2005, there were 25 instances where planning obligation contributions were spent, totalling £769,955. This is detailed in the table below.

Planning Obligation contributions spent in 2005

Address	Description of Scheme	Date of Agreement	Topic Area	Ward
Coppetts Road, Former Coppetts Wood Hospital, N10 HGY/2001/0294	Redevelopment for residential purpose to erect 116 new dwellings comprising 12 x 1 bed and 56 x 2 bed flats and 22 x 3 bed and 26 x 4 bed houses with access from Coppetts Road (phase 2)	27/09/2001	Education £150,000	Fortis Green
Wightman Road 278B, Former filling station HGY/2002/0714	Erection of 4 and part 4 storey building to create 14 residential (Class C3) flats and 14 associated are parking space	30/09/2002	Education £11,488.67	Harringay

Address	Description of Scheme	Date of Agreement	Topic Area	Ward
35 Station Road HGY/2002/1082	Erection of new 8 storey mixed use development comprising of 62 residential and 3 commercial units (A1, A2, B1)	31/10/2002	Education £28, 254.10	Noel Park
High Street, Former Hornsey Waterworks HGY/2002/0245	Redevelopment of site for 467 residential units, gym/pool for residents, surgery, crèche, A3, conversion of pumping station to A3 and D1, new open space and new vehicular access.	19/11/2002	Education £109, 500	Hornsey
West Green Road 472-480 HGY/2002/0883	Partial redevelopment of site to provide retail units on the ground and mezzanine level; with flats on mezzanine, 1st, 2nd and 3rd floor. Retention of warehouses at rear and 17 car parking spaces.	12/02/2003	Education £15, 992	West Green
Lordship Lane, Land adjacent to Woodhall House, N22 HGY/2002/1415	Redevelopment of land to provide 18 houses and 96 self contained flats with ancillary car parking spaces and landscaping.	11/03/2003	Education £40,000	Woodside
Hillfield Avenue 124 HGY/2003/0176	Extensions to provide 11 flats comprising 1 x 3 bed, 3 x 1 bed, and 7 x 2 bed flats and 14 parking to the front and rear	04/08/2003	Education £7,500	Hornsey
Northumberland Park, Land at rear of 62-70 HGY2003/0014	Outline permission for erection of 3 storey block comprising 12 x 2 bedrm and 2 x 1 bedrm flats with access from Taylor Close	30/10/2003	Education £10,000	Northumberland Park
High Road 415- 417, London, N17 HGY/2002/1418	Demolition of existing building and erect 3/5 storey block comprising 3 x A1 and 1 x A2 units on ground flr , 20 x 2 bedroom flats above and 2 x 4 storey blocks to rear comprising 32 x 2 bedroom flats plus parking and landscaping.	10/11/2003	Education £30, 388.50	Bruce Grove
Northumberland Park, land to the rear of	Erection of part 3 and part 2 storey block comprising 18 x 2 bed	25/11/2003	Education £15, 000	Northumberland Park

Address	Description of Scheme	Date of Agreement	Topic Area	Ward
Northumberland House HGY/2003/0884	and 2 x 1 bed flats			
Turnpike Lane, Clarendon Road, Goulding Court, N8 ODB HGY/2003/1617	Demolish existing buildings and erect 6/7 storey building comprising 69 flats, 7 parks and landscaping.	02/12/2003	Education £13, 660.83	Noel Park
Southwood Lane 70, Southwood Hospital, Highgate, N6 HGY/2003/1319	Change of use and conversion of vacant hospital to form 6 terraced houses and a bungalow.	08/12/2003	Education £39, 400.25	Highgate
High Road 419 and 2A Myddleton Road, London HGY/2003/0237	Demolition of existing buildings and erection of 4/5 storey building comprising 40 flats (23 x 2 bed, 17 x 1 bed) with 24 car spaces and associated landscaping.	19/12/2003	Education £50, 000	Bounds Green
Nightingale Rd & High Rd (corner of). HGY/2004/1391	Erection of 3 and 4 storey building comprising 21 x 2 bed flats, 2 x 3 bed flats associated parking and external works.	10/09/2004	Education £12,895.72	Bounds Green
Cornwall Road, Dagmar Arms PH, N15 HGY/2003/2088	Demolition of existing PH and erect 3/4 storey block comprising 26 x 1 and 2 bed flats with associated car parking also hard and soft landscaping	15/09/2004	Education £15,000	St. Ann's
High Road 280- 296, N15 HGY/2004/1268	Demolition of existing buildings to erect 2 x 4 storey blocks & 1x2 storey block, comprising 5 commercial units, 12x1bed flats, 14x2 bed flats, 4x3 bed houses.	01/02/2005	Education £38,000	Tottenham Green
Hornsey High Street, Former Waterworks Site, New River development HGY/2004/0862	Erection of 397 apartments (30 studios, 236 x 1 bed, 105 x 2 bed, 20 x 3 bed, 6 x 4 bed) in 6 blocks varying in height from 2 -9 storeys plus 406 car parks (41 x street level, 365 x basement) and landscaping.	19/08/2004	Neighbourhood Management £15,000 Other (Friends of Hornsey Church) £20,000	Hornsey
Somerset Hall, White Hart Lane, N17 8HR HGY/2005/1253	Change of use of existing building from student accommodation to residential to create 16x1 bed flats and	29/09/2005	PEPP Cost Recovery £8,000	White Hart Lane

Address	Description of Scheme	Date of Agreement	Topic Area	Ward
	65x2 bed flats (total 81 flats) including 30% (24) affordable units			
4 Marsh Lane, Tottenham, N17 OXE HGY/2005/1672	Development of the land to provide demolition of existing buildings and erection of new 2 storey building (1372m2 gross floor area) to provide new Victoria Line control centre and 10 car spaces.	05/12/2005	PEPP Cost Recovery £1,250	Tottenham Hale
Block B, The Campsbourne, Hornsey, N8 HGY/2005/1151	Amendment to planning permission HGY/2001/0663 for the conversion of 4 storey building to comprise 5 x 3 bedroom residential unit.	06/12/2005	PEPP Cost Recovery £2,159.94	Hornsey
344 High Road HGY/2005/0283	Demolition of the existing building and construction of a new part 5/part 6 storey building with lightweight setback roof comprising 41 flats with commercial on part of ground floor with associated parking and landscaping	20/12/2005	PEPP Cost Recovery £3,514.84	Tottenham Green
High Road 280-296, London, N15 HGY/2004/2366	Demolition of existing building and construction of a 110 care bed home in a part 2, part 3 and part 4 storey building plus basement.	31/01/2005	PEPP Cost Recovery £8,000. Spent 4/01/06	Tottenham Green
High Road 278,N15 4AJ HGY/2005/1173	Demolition of existing buildings an erection of 2x4 storey blocks comprising 2x commercial units, 8x2 bed and 6x1 bed self-contained flats	22/09/2005	PEPP Cost Recovery £1,349.94	Tottenham Green
Grosvenor Gardens (Land Adj. To 10) HGY/2000/0609	Erection of two storey four bedroom detached house	06/04/2001	Recreation £340	Muswell Hill
Green Lanes, Haringey Arena Estate, London HGY/2000/1027	Demolish existing buildings and erect 3 x retail warehouse units, garden centre, mail sorting office and 30 x res flats with car parks and associated landscaping.	25/06/2002	Recreation £20,000	Harringay
Tile Kiln Lane, Former Pumping Station, Highgate,	Conversion of pumping station building to form 1 x 5 bed house and erection of 4 x 3 bed	19/11/2001	Streetscene £10,000	Highgate

Address	Description of Scheme	Date of Agreement	Topic Area	Ward
N6 HGY/2005/8172	houses in rear yard with associated parking			
Crouch End Hill, (former Telecom House),Crouch End, N8 HGY/2003/0740	Change of use and extension (4 storeys) of building (Telecom House) at front elevation (Crouch End Hill) to residential and at rear from B1, to a mixed use scheme to incorporate gym, retail, 78 units.	04/08/2003	Streetscene £94,000	Crouch End

Monitoring Framework (2005/06)

London Plan objective	Unitary Development Plan objective	Emerging UDP Policies	Information Source	Performance measure	Target	Output indicator
To accommodate London's growth within its boundaries without encroaching on open spaces	To support sustainable development	Policy G1	LBH / London Development Database	Maintain the proportion of new homes built on previously developed land (BVPI 106)	95% of new homes built on previously developed land	100% of completions took place on previously developed land (2005/06)
	Seek to maximise new housing opportunities	Policy HSG8	LBH / ODPM Land Use Change Statistics	Increase housing densities in appropriate locations	Maintain average densities above 80 dwellings per hectare (250 hrha)	Average 139 dwellings per hectare (2004/05)
	To protect and promote a network of open spaces	Policy G6	LBH - Open Space Study	To protect open spaces in the borough	No net loss of designated open space through development	No net loss of designated open space in 2005/06.
To make London a better city for people to live in.	Seek to maximise new housing opportunities	Policy G2	LBH / GLA Housing Provision Survey	Increasing the supply of new homes	680 additional dwellings per annum	624 net additional dwellings in 2005/06
	Seek to maintain and protect the existing housing stock	Policy HSG3	LBH	Bringing empty homes back into use	n/a	414 empty private sector properties brought back into use in 2005/06
	Ensure an adequate standard and range of housing especially affordable and accessible housing in order to meet current and future needs in the Borough.	Policy G2	LBH	Providing a mix of dwelling types and sizes to meet the housing needs of the community based on the 2001 Housing Needs Survey and specified in SPG3a (September 2003) .	37% 1-bed private units and 32% 4+ bed affordable units	Of the total housing completions in 2005/06, 91% were one and two bed units. Of the affordable housing completed in 2004-2006 only 2.6% were three or four bedrooms.
		Policy HSG7	ODPM Gypsy Caravan Count	Number of unauthorised gypsy encampments.	No unauthorised gypsy encampments	0 unauthorised gypsy encampments (January 2006)
	Policy HSG4	LBH / London Development Database	Meeting the need for affordable housing	50% of all completed new dwellings as affordable	32% of all completed dwellings as affordable (2005/06)	

London Plan objective	Unitary Development Plan objective	Emerging UDP Policies	Information Source	Performance measure	Target	Output indicator
		Policies G2 and HSG1	LBH	The proportion of new homes built to lifetime homes (wheelchair accessible) standards	10% of new homes built to wheelchair accessible standards	n/a
To make London a more prosperous city	Ensure that a plan-monitor-manage approach is adopted for good quality land and employment premises, and the creation of new ones is assisted where appropriate.	Policy G3	LBH / Atkins study	To provide land and buildings for future employment needs	20,300 sq.m. of employment floorspace developed per year up to 2016.	14,570 sq.m of employment floorspace granted planning permission (2005/06)
	Strengthen economic prosperity, create a new range of jobs and improve skills.	Policies G10, AC1 and AC2	LBH	Economic growth in the regeneration areas	1,500 new jobs at Haringey Heartlands, 5,000 new jobs at Tottenham International.	n/a
	Identify and develop key brownfield development sites that will act as a catalyst for new investment.	Policy G10	LBH	Provide site-specific guidance on key brownfield sites	50% of site specific proposals that have development briefs	n/a
	To ensure that regeneration proposals improve the borough as a whole as well as improving access to opportunities.	Policies G10 and UD10	LBH	Employment gain in mixed use proposals	100% of mixed use schemes include s106 agreements to provide jobs / training for Haringey residents	n/a
To promote social inclusion and tackle deprivation and discrimination	To help create mixed and balanced communities.	Policy G2	Office for National Statistics	Reduce unemployment levels	Reduce unemployment rates and % of long-term unemployed in the 7 priority areas	7.7% of Haringey's residents were unemployed, higher than the London rate of 4.6% (March 2006)

London Plan objective	Unitary Development Plan objective	Emerging UDP Policies	Information Source	Performance measure	Target	Output indicator
		Policies G2, HSG4 and UD10	LBH / London Development Database	To negotiate an appropriate tenure mix of affordable housing for different parts of the borough.	In the west of the Borough, 70% of new affordable units for the social rent. In the east of the Borough, 70% of new affordable units for shared ownership/ keyworker.	n/a
	Seek to meet the needs of different sectors of the economy, especially SMEs and those organisations within the voluntary sector through provisions of a range of premises of different types, sizes and costs.	Policy G3	LBH	To provide a range of business premises, including start-up units	50% of approved employment use schemes that comprise workspace for start-up or micro business	n/a
			Office for National Statistics	To increase the number of new businesses in the borough	No net loss of businesses.	A net loss of 0.9% compared to 0.2% in London as a whole (2004)
	To ensure that the Borough's town centres are accessible and meet the needs and requirements of its people.	Policy G4	LBH / London Development Database	Focus new office and leisure development in the borough's town centres	100% of new large scale office and leisure development in the borough's town centres	n/a
	Ensure people have access to a full range and quality of goods and services.	Policies G4 and TCR3	LBH / Experian Goad Surveys	Ensure a mix of retail and non-retail provision in the borough's town centres.	Retain a minimum of 54% A1 retail units in the borough's town centres	Proportion of A1 retail units varies between 69% in Wood Green Metropolitan Centre and 54% in Green Lanes District Centre.
		Policy G4	LBH / Experian Goad Surveys	Maintain vital and viable town centres	Maintain vacancy rates lower than 10%	In 2005, vacancy rates in the borough's town centres varied from 2.7% to 10.0%

London Plan objective	Unitary Development Plan objective	Emerging UDP Policies	Information Source	Performance measure	Target	Output indicator
	To increase the overall stock of community facilities in the borough especially in areas of shortage and to improve existing facilities.	Policies G7 and UD10	LBH	To provide new and enhanced community facilities	50% of s106 agreements to contribute to new or enhanced community facilities	n/a
To improve London's accessibility	To support and promote transport improvements where it would improve safety for all road users, including pedestrians and cyclists, enhance residential amenity and complement land development and regeneration strategies.	Policy G5	LBH / Countryside Agency	Footpaths and Rights of Way Easy to Use by the Public (BVPI 178)	90% of the total length of footpaths and other rights of way that are easy to use by members of the public.	99% of the total length of footpaths and other rights of way that are easy to use by members of the public in 2005/06
				Pedestrian Crossings with Facilities for Disabled People (BVPI 165)	100% of pedestrian crossings with facilities for disabled people	100% of pedestrian crossings with facilities for disabled people in 2005/06.
	To require high trip generating development to locate where public transport accessibility is high	Policy UD8	LBH	Approving new large commercial developments in accessible locations	80% of approved new large commercial developments located in areas well served by public transport (PTAL levels 4-6)	n/a
	Discourage commuting and through journeys and encourage appropriate car use by residents and local business. To encourage developments which reduce the need to travel, especially by car.	Policy G5	LBH	Encouraging alternatives car use at major developments	25% of major planning applications accompanied by a travel plan	33% of major planning applications were accompanied by a travel plan in 2005/06

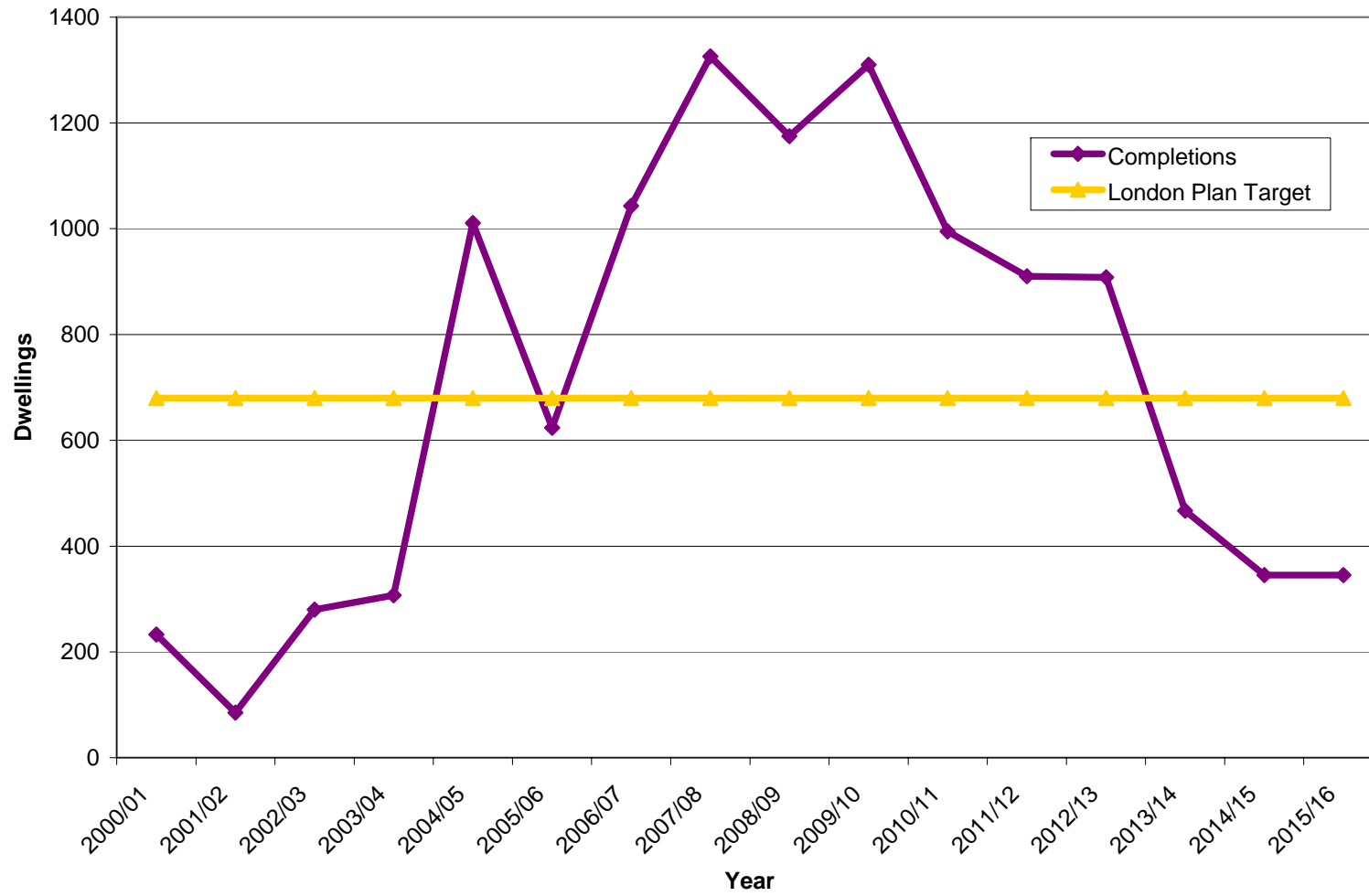
London Plan objective	Unitary Development Plan objective	Emerging UDP Policies	Information Source	Performance measure	Target	Output indicator
	Improve freight movement, whilst minimising the environmental impact	Policy G5	LBH	Encourage use of rail or water for movement of freight	100% of new commercial developments close to water or rail that include servicing facilities to enable transfer of freight from road to rail or water	n/a
	To balance the need for parking and the environmental impact of traffic movement and parked cars.	Policy G5	LBH	Percentage of completed non-residential development complying with car-parking standards.	To be decided	n/a
To make London a more attractive, well-designed and green city	To promote high quality design which is sustainable in terms of form, function and impact and meets the principles of inclusive design.	Policy UD3	LBH	Percentage of approved development proposals accompanied by a design statement	To be decided	N/a
	To support sustainable development	Policies G1, ENV 6 and ENV6A	LBH	Increase in energy generated from renewable sources	Major development schemes to include on-site provision of 10% projected energy requirement from renewable sources	N/a
	To support sustainable development	Policies G1 and ENV8R	LBH	Percentage of households resident in the authority's area served by kerbside collection of recyclables (BV 91a)	95% of population served by a kerbside collection of recyclables.	95% of population served by a kerbside collection of recyclables in 2004/05
	To maintain a satisfactory level of easily accessed open space in the borough with a variety of uses.	Policies G6 and OS14	LBH	Increase the provision of public open space and improve public access in areas of open space deficiency	Reduce the proportion of borough in area of open space deficiency by 10% by 2016.	N/a

London Plan objective	Unitary Development Plan objective	Emerging UDP Policies	Information Source	Performance measure	Target	Output indicator
	Ensure that flora and fauna, with nature conservation value in the borough is protected and encouraged, and that the provision helps to meet the aims of the Biodiversity Action Plan	Policy G6	LBH	No loss of land designated as Ecologically Valuable Sites and Ecological Corridors.	No loss of land designated as Ecologically Valuable Sites and Ecological Corridors over the plan period.	N/a
	To protect buildings of architectural and historical interest and their settings.	Policy G9	LBH / English Heritage	Reduce the number of buildings at risk in the borough	10% reduction in the number of buildings on the at risk register	5% reduction in the number of buildings on the at risk register in 2005/06.
	To preserve and enhance the character and appearance of conservation areas.	Policy G9	LBH	Percentage of conservation areas in the local authority area with an up-to-date character appraisal (BV 219b).	To be decided	No conservation area character appraisals were completed in 2005/06.
	To promote the conservation, protection and enhancement of the archaeological heritage of the borough, including historic parks and gardens and its interpretation and presentation to the public.	Policy G9	LBH	Within Areas of Archaeological Importance, number of planning applications involving groundwork accompanied by an archaeological desktop assessment of the potential archaeological value of the site.	To be decided	N/a

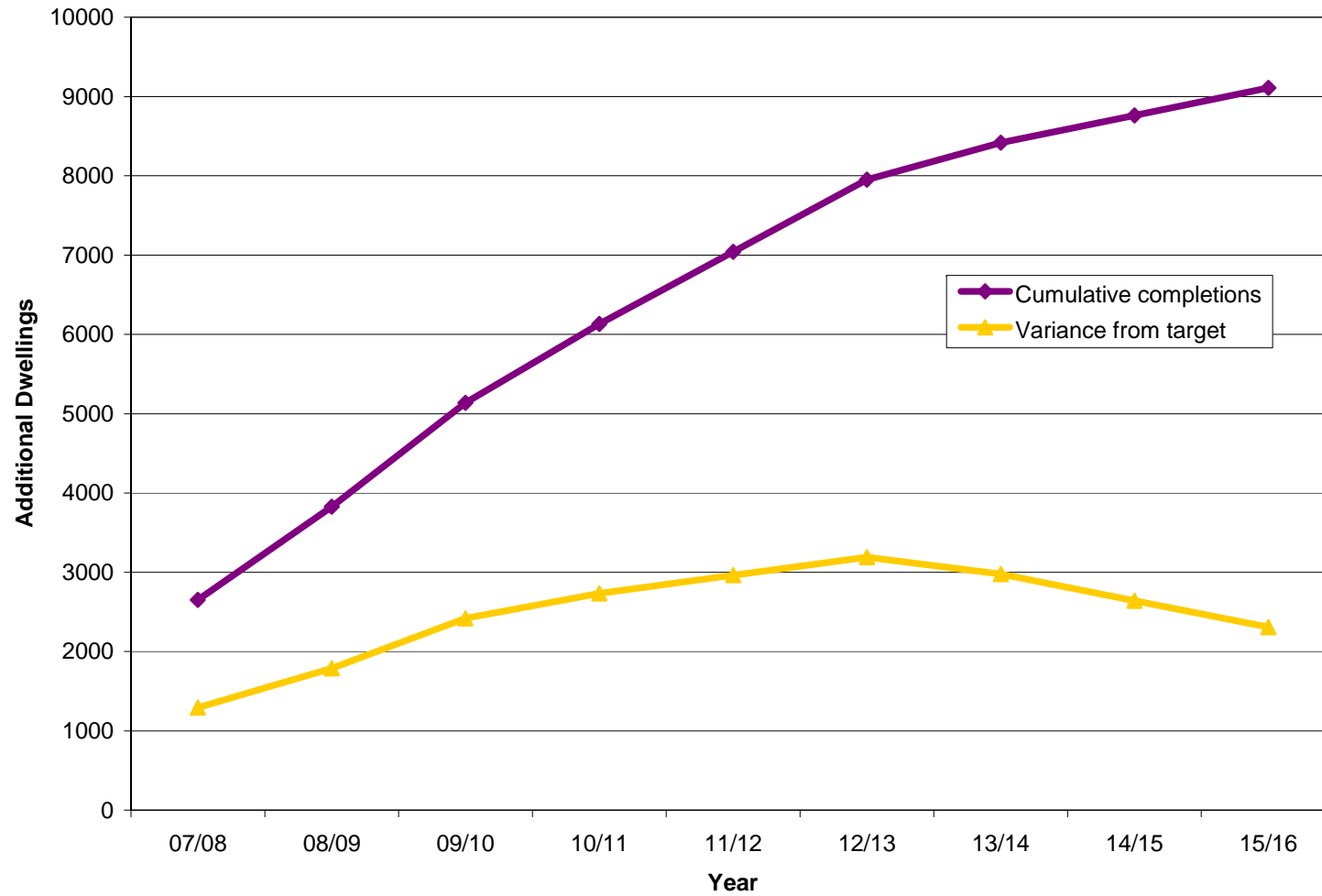
Significant Effects Indicators

Sustainability Appraisal Objective	Significant Effects Indicator	Emerging UDP polices	2005/06 Output	Data Source
SOCIAL				
To increase the provision of affordable housing	Percentage of all dwellings completed that are affordable	HSG4 Affordable Housing	201 affordable housing units completed representing 32% of total completed units	LB Haringey London Development Database (LDD)
To reduce crime levels	Number of recorded crimes per 1,000 of population	UD4 Quality Design	n/a	Metropolitan Police
To improve overall health status and reduce health inequalities		CW1 New Community/ health facilities CW2 Protecting existing community facilities	n/a	Department of Health/NHS Health profile for Haringey 2006
ECONOMIC				
To increase access to local employment	Percentage of unemployed		7.7% of Haringey's residents were unemployed, higher than the London rate of 4.6% (March 2006)	Office for National Statistics Greater London Authority
To increase the diversity of local businesses	Number of new businesses in the area	EMP4 Non Employment Generating Uses	A net loss of 0.9% VAT registrations / de-registrations compared to 0.2% in London (2004)	Office for National Statistics
ENVIRONMENTAL				
To protect and promote a network of open spaces	Percentage of development on previously developed land	HSG1	100% of completions took place on previously developed land.	LB Haringey London Development Database (LDD)
To improve the urban environment		UD3 General Principles	n/a	
To increase the amount of waste recycling	Tonnes of waste landfilled per year Household waste recycled % households with kerbside collection of recyclables	ENV13 Sustainable Waste Management	44.75% waste sent to landfill Haringey achieved a recycling rate of 19.2% of all waste. 95% of residents have access to recycling services.	LB Haringey & North London Waste Authority
To increase the provision of quality open space and improve access as well as provide new routes to green space	Amount of eligible open spaces managed to Green Flag Award standard	OS10 Other Open Space	Four parks managed to Green Flag Award standard in 2005/06	LB Haringey
To decrease traffic congestion	Amount and percentage of non-residential development complying with car parking standards	Appendix 1 Car Parking Standards	In 2005/06, 100% of all completed non-residential development complies with car parking standards set out in the UDP representing 17,069sq.m of completed non-residential development	LB Haringey
To increase on-site renewable energy consumption	Reduction in carbon dioxide emissions tonnes/annum	ENV10 Mitigating Climate Change: Renewable Energy	Three renewable energy facilities were installed in households during 2005/06	LB Haringey

Housing Trajectory



Housing Trajectory - Variance from London Plan Target 2007/08 - 2016/17



Relevant Documents

- Unitary Development Plan Monitoring Report 2002/2003 (February 2004)
- Environmental Report – SEA of First Deposit UDP (September 2003)
- London Plan Annual Monitoring Report 1 (January 2005)
- Local Development Framework Monitoring: A Good Practice Guide (ODPM March 2005)
- State of the Borough Report 2004

Glossary

The Act: the Planning and Compulsory Purchase Act 2004.

Annual Monitoring Report: part of the *local development framework*, the annual monitoring report will assess the implementation of the *local development scheme* and the extent to which policies in *local development documents* are being successfully implemented.

Community strategy: local authorities are required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental and economic well being of their areas. Through the community strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing community strategies may be passed to *local strategic partnerships*, which include local authority representatives.

Contextual indicators: measure changes in the wider social, economic, and environmental background against which policies operate. As such, they help to relate policy outputs to the local area.

Core strategy: sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The core strategy will have the status of a *development plan document*.

Development plan: as set out in Section 38 of the Act, an authority's development plan consists of the relevant *regional spatial strategy* (or the spatial development strategy in London) and the *development plan documents* contained within its *local development framework*.

Development plan documents: spatial planning documents that are subject to independent examination, and together with the relevant regional spatial strategy, will form the *development plan* for a local authority area for the purposes of the Act. They can include a *core strategy*, *site specific allocations of land*, and *area action plans* (where needed). Other development plan documents, including generic development control policies, can be produced. They will all be shown geographically on an adopted *proposals map*. Individual development plan documents or parts of a document can be reviewed independently from other development plan documents. Each authority must set out the programme for preparing its development plan documents in the *local development scheme*.

Evidence base: information gathered by planning authority to support preparation of local development documents. Includes quantitative and qualitative data.

Housing trajectories: means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the local development framework.

Local development document: the collective term in the Act for *development plan documents, supplementary planning documents* and the *statement of community involvement*.

Local development framework: the name for the portfolio of *local development documents and related documents*. It consists of *development plan documents, supplementary planning documents, a statement of community involvement, the local development scheme and annual monitoring reports*. Together all these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Local development scheme: sets out the programme for preparing *local development documents*. All authorities must submit a scheme to the Secretary of State for approval within six months of commencement of *the Act*.

Monitoring: regular and systematic collection and analysis of information to measure policy implementation.

Outcomes: macro-level, real world changes, which are influenced to some degree by local development framework outputs.

Outputs: the direct effects of a policy e.g. number of housing completions, amount of employment floorspace etc.

Output indicators: measure the direct effect of a policy. Used to assess whether policy targets are been achieved in reality using available information. Plan, Monitor and Manage: means of measuring and reviewing policy, involving the adjustment of policy through monitoring if necessary.

The Regulations: the Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) (England) Regulations 2004.

SEA Directive: European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.

SEA Regulations: the Environmental Assessment of Plans and Programmes Regulations, 2004.

Significant effects: effects, which are significant in the context of the plan. (Annex II of the SEA Directive gives criteria for determining the likely environmental significance of effects).

Significant effects indicators: an indicator that measures the significant effects of the plan or programme.

Strategic Environment Assessment: generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. In this guidance, 'SEA' is used to refer to the type of environmental assessment required under the SEA Directive.

Supplementary planning documents: provide supplementary information in respect of the policies in *development plan documents*. They do not form part of the development plan and are not subject to independent examination.

Sustainability appraisal: generic term used in this guidance to describe the form of assessment that considers social, environmental and economic effects, which fully incorporates the requirements of the SEA Directive.

Targets: thresholds which identify the scale of change to be derived from policies over a specific time period (e.g. number of affordable homes to be built by a set date).

Definitions

Dwelling – a self-contained unit of accommodation. Self-containment is where all the rooms in a household are behind a door, which only that household can use.

Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change

Previously developed land is defined in Annex C of PPG3 (March 2000)

Affordable housing is defined as (i) wholly funded through registered social landlord and / or local authorities, (ii) wholly funded through developer contributions or (iii) funded through a mix of public subsidy and developer contributions

Net density is defined set out in Annex C of PPG3 (March 2000).

Open space is defined as all accessible open space, whether public or privately owned.

The BV109 indicator covers planning applications included in the ODPM PS1/2 statutory return. The definition for each of the category of applications is as follows:

- Major applications - For dwellings, where the number of dwellings to be constructed is 10 or more. For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.
- Minor application - Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.
- Other applications - All other applications, excluding TPO's, Telecommunications, Reserve Matters and Observations.

Shqip



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Kurdî Kurmancî



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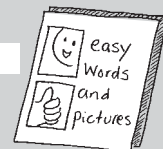
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