

12 IMPLEMENTATION, MONITORING & REVIEW

CONTENTS

Introduction

Guiding Principles

Key Objectives

Core Policies

IMR1: ENFORCEMENT



Wood Green

12

Implementation, Monitoring and Review

Making the plan happen

Introduction

12.1 This plan has set out all the policies and proposals to guide development in Haringey over the next 10 years. The Council needs to make sure that these are implemented so that its vision and priorities for the future can be delivered. This can be done through:

- Using planning conditions and planning agreements to regulate development and secure benefits for the local community.
- Preparing development briefs/frameworks for specific sites or areas of the borough to set out exactly what type, volume and mix of development would be suitable for that site. (i.e. single streets, housing estates or town centres)
- Preparing supplementary planning guidance/action plans on specific topics (i.e. affordable housing) or neighbourhoods in the borough in order to provide more specific guidance.
- Taking effective enforcement action against unlawful development.
- Investment from government regeneration schemes such as Neighbourhood Renewal Fund, New Deal for Communities and Single Regeneration Budget.

12.2 The Plan contains site specific proposals for sites which are known to have development potential. These sites are listed in Schedule 1.

12.3 When implementing the plan there are various principles the Council has to consider:

Precautionary Principle – this means that if we are not sure of the outcome of a decision we may make, if it will harm the environment or not, then we should err on the side of caution and not allow the development.

Human Rights Act 1998 – the plan should be framed in a way that is compatible with the Human Rights Act.

Sustainable Development – Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

12.4 Monitoring is an important part of the planning process in order to see how far the plans aims and objectives are being met. This needs to be an ongoing process. The results of monitoring will help to indicate when amendments to the plan are necessary and when the plan should be reviewed.

12.5 The plan needs to be reviewed periodically so that it remains up to date. Over time there will be changes in national government policy

and London policy from the Mayor. Haringey itself is also constantly changing and developing in terms of its population, lifestyles and aspirations for the future. Therefore the plan needs to be reviewed so that it can reflect any changes that may take place.

12.6 **Guiding Principles**

- The human rights of everyone living in Haringey should be respected and not compromised.
- The plan should meet the needs of the local community including local residents, businesses and visitors to the borough.

12.7 **Key Objectives**

- To make sure action is taken against unlawful development to keep faith in the planning system and ensure it operates in the public interest.
- To monitor the plan regularly, including its impact on the environment and review as necessary to make sure that the plan is kept up to date and the local environment is preserved and enhanced.

CORE POLICIES

Implementation

12.8 Planning conditions are used to enhance the quality of development and enable development to proceed that may otherwise have been refused. Imposing planning conditions, such as limiting the hours of operation or requiring matching materials to be used in construction, can help to ensure that development is carried out in Haringey in the way that the plan intended. Planning conditions will only be used where they meet the tests set out in circular 11/95.

12.9 The Council will use planning conditions to regulate the form and use of development proposals that are approved

12.10 To aid the implementation of this Plan, the Council has produced supplementary planning guidance on specific policy areas, such as affordable housing and planning briefs and development frameworks for specific regeneration areas or sites. This guidance will provide clarity to people wanting to make a planning application and those responsible for making the decision. Making policies clearer will help to ensure that development takes place in line with this plan's policies and the Council's overall objectives.

12.11 Development frameworks and planning briefs for areas and individual sites in Haringey will set out the type and mix of development that the Council wishes to see. These action plans will also set out any requirements that would be asked for in planning conditions or obligations. This will ensure that areas/sites are developed in

accordance with the Council's vision, policies of the plan and in a way that benefits the local community. Public consultation will be carried out on all action plans the Council produces.

IMR1: ENFORCEMENT

To ensure that the policies of this plan are successfully implemented the Council will take appropriate enforcement action in the following instances:

- a) where development or a change of use has taken place without the necessary planning permission;**
- b) where conditions/planning obligations have not been complied;**
- c) where other breaches of control have taken place; and**
- d) where land has been allowed to fall into disrepair.**

12.12 The Council will take enforcement action in the above cases in order to make sure the policies of the plan are implemented properly. If enforcement action is not taken then it may only serve to increase the amount of unlawful development taking place in Haringey and people may lose faith in the planning system. In addition it is unfair to those who have gone through the right procedure to get planning permission. Enforcement action may not be necessary in all cases. The Council has discretion to take action depending on whether the breach of control would unacceptably affect public amenity. The Council has an enforcement policy, which sets out the order of priority for enforcement action and the type of enforcement action that will be taken by the Council in response to breaches of control.

12.13 Under section 215 of the Town and Country Planning Act the Council has the power to serve a notice on private landowners. This notice requires the owner to clean up their land and restore it to an acceptable appearance in order to improve and maintain the local environment.

Monitoring and Review

12.14 The Council will monitor this plan by assessing progress towards targets such as the housing figure; monitoring the effectiveness of policies in the plan and producing an annual monitoring report.

12.15 The Council will monitor development trends in the borough and changes in population and social and economic trends. The Council will also monitor new national and regional government advice and legislation. The plan needs to be monitored to indicate if the plan is achieving what it set out to achieve and to see if targets set out in the plan are being met. The results of monitoring will show which policies need to be maintained, changed or removed from the plan. This work will lead to either the whole plan or sections of the plan being updated. This work may also lead to action being taken to remedy failures to meet policies.

- 12.16 Review involves the Council making changes to strategies, policies and proposals contained in the plan. Reviews are undertaken to make sure that the plan is kept up to date and remains relevant to the needs and desires of the local area/community. A full review of the plan will take place at least five years after its adoption. Any review undertaken will go through the necessary consultation process.
- 12.17 The Council will review the plan in light of the results of monitoring and the changes in Government policy and alterations and reviews of the London Plan. Under the Planning and Compulsory Purchase Act 2004 the Council is required to prepare a Local Development Framework and the policies of this Plan will be reviewed and replaced as Local Development Documents.